



# 2023-24 STUDENT POTENTIAL ANALYSIS REPORT

SOUTHWEST LICKING LOCAL SCHOOL DISTRICT

APRIL 15, 2024





# TABLE OF CONTENTS

<b>SECTION</b>	<b>PAGE</b>
<b>ACKNOWLEDGEMENTS</b> .....	<b>2</b>
<b>EXECUTIVE SUMMARY</b> .....	<b>3</b>
<b>ATTENDANCE BOUNDARY MAPS</b> .....	<b>6</b>
<b>EXISTING LAND USE</b> .....	<b>8</b>
<b>YIELD MODEL</b> .....	<b>9</b>
<b>HOUSING</b> .....	<b>10</b>
<b>STUDENT POTENTIAL</b> .....	<b>22</b>
<b>POTENTIAL ENROLLMENT BY BOUNDARY</b> .....	<b>34</b>
<b>CONCLUSION</b> .....	<b>37</b>

## **ACKNOWLEDGMENTS**

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Southwest Licking Local School District for the opportunity to assist them in developing this Student Potential Analysis Report. As a planning team, we hope that this document will serve the Southwest Licking Local School District for years to come.

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## **EXECUTIVE SUMMARY**

### **Introduction**

Cooperative Strategies was contracted to study student demographics and develop a student potential analysis of the Southwest Licking Local School District. This summary is the result of collection, review, and analysis of student demographics and housing information for the Southwest Licking Local School District.

The purpose of this analysis is to determine the potential growth and/or decline for existing subdivisions, planned housing developments, and undeveloped land, and the impact it has on the Southwest Licking Local School District student population. By providing this student potential analysis to the District, it will be better equipped to make decisions regarding future enrollment. It is important to note that this report uses a different methodology than the enrollment projection study, therefore the forecasts will not match.

The information found in this report reflects the data that was available at the time that this study was conducted. There are many factors that can influence the results of this analysis, including fluctuations in student yields over time, the state of the housing market, and the building pace of developments. It is important to continue to track this information, as these fluctuations can result in new enrollment trends.

### **Methodology**

To identify areas of the District that are decreasing and increasing in student population, a student yield (ratio = # of students / # of housing units) analysis was completed based on the age of subdivided single-family homes within the District. These yields were calculated using student data provided by the Southwest Licking Local School District as well as parcel and address point data provided by the Fairfield County and Licking County auditors. The table on the following page illustrates and cross-references the yield data. These yields were then applied to a timeline based on the current housing stock data. This yield timeline, or yield model, was then used to "age-out" any existing, planned, and future housing.

### **Findings**

The student yields fluctuate in a predictable pattern. This trend has been observed as a 35-year cycle of first increasing and then decreasing student output by housing unit. Based on land classified within the District, there are 11,767 acres of land that can be developed into residential housing. This land includes tracts greater than 5 acres that are zoned for residential or agricultural use, as this is typically the land that is sold for the purpose of housing development. Over 5,000 acres of this land is adjacent to existing sewer lines. When the yield model was applied to this as well as all existing and planned housing, the result is a consistent increase in enrollment for the foreseeable future.

### K-12 Single-Family Yields by Age of Home

The table below shows the K-12 yields by age of home within the District. This data was used as a starting point when creating the yield model. The column on the far right of the table shows the overall yield for each age of home up to 35 years. After age 35, these homes become much less volatile in student yield. Therefore, for the purposes of this study, it can be assumed that homes reach student yield maturity at age 35 and then remain at a constant 0.31 student yield beyond that point. This mature yield is based on the average yield of homes older than 35. All subdivided single-family homes within the District, regardless of age or location, were analyzed for this study.

K-12 Student Yields	Assessed Value of Home																TOTAL
	No Data	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	350K - 400K	400K - 450K	450K - 500K	500K - 550K	550K - 600K	600K - 650K	> 650K		
Age of Home	>35	0.01	0.05	0.31	0.32	0.41	0.37	0.50	0.55	0.55	0.27	0.00	0.00	0.00	0.00	0.10	0.31
	35	-	-	0.00	0.31	0.13	0.30	0.19	0.67	0.00	-	-	-	-	-	0.00	0.25
	34	-	-	-	0.50	0.24	0.27	0.52	1.67	0.00	-	-	0.00	-	-	-	0.38
	33	-	-	-	0.60	0.00	0.32	0.08	0.00	0.00	-	-	-	-	-	-	0.24
	32	-	-	0.00	0.33	0.20	0.04	0.40	0.33	0.00	-	0.00	-	-	-	-	0.21
	31	-	-	-	1.00	0.62	0.39	0.21	0.25	0.00	1.00	0.00	-	0.00	-	0.00	0.39
	30	-	-	-	0.25	0.30	0.28	0.50	0.00	0.00	-	-	-	-	-	-	0.31
	29	-	-	-	0.00	0.57	0.39	0.70	0.29	3.00	0.00	-	0.00	-	-	-	0.48
	28	-	-	-	0.50	0.60	0.46	0.52	0.43	1.00	0.00	0.00	-	-	-	-	0.50
	27	-	-	0.00	0.50	0.43	0.30	0.31	0.40	0.00	0.00	-	-	-	0.00	1.00	0.51
	26	0.00	-	-	0.33	0.41	0.40	0.55	0.42	0.00	0.00	-	0.00	-	-	0.00	0.41
	25	-	-	-	0.00	0.52	0.43	0.33	0.27	0.75	-	-	0.00	-	-	0.00	0.42
	24	-	-	-	0.80	0.60	0.59	0.59	0.40	1.00	-	-	-	-	-	-	0.59
	23	0.00	-	-	1.00	0.56	0.57	0.49	0.83	-	-	-	-	-	-	-	0.56
	22	-	-	-	0.40	0.60	0.60	0.38	0.40	0.20	0.00	0.00	3.00	-	0.00	-	0.54
	21	-	-	-	-	0.67	0.67	0.50	0.25	0.00	0.00	-	-	-	-	0.00	0.61
	20	-	-	-	-	0.52	0.73	0.57	0.65	0.36	1.00	0.80	0.00	-	-	-	0.64
	19	-	-	-	0.00	0.87	0.62	0.62	0.47	0.71	0.40	2.00	0.00	-	-	0.00	0.62
	18	-	-	-	0.00	0.86	0.51	0.70	0.72	0.14	0.00	0.00	1.50	-	-	0.00	0.59
	17	-	-	0.00	-	0.00	0.44	0.32	0.14	0.50	0.40	2.00	-	-	-	-	0.37
	16	0.00	-	-	-	0.00	0.31	1.50	0.50	0.00	0.50	0.00	-	-	-	-	0.73
	15	-	-	-	-	1.50	0.72	0.43	0.60	-	0.00	-	-	-	-	-	0.64
	14	-	-	-	0.00	1.67	1.10	0.29	0.00	1.33	0.00	-	-	0.00	-	-	0.80
	13	-	-	-	-	0.60	0.71	0.62	0.89	0.00	2.00	-	-	-	-	-	0.73
	12	-	-	-	-	0.00	0.72	0.86	1.57	2.33	1.00	-	-	-	-	-	0.82
	11	-	-	-	0.00	-	0.56	0.55	0.67	0.45	1.00	1.00	-	-	-	-	0.61
	10	-	-	-	-	1.67	0.62	1.00	1.13	0.64	1.67	1.00	-	-	-	2.00	0.90
	9	-	-	-	-	1.00	0.74	0.87	0.63	0.67	0.60	0.00	-	-	-	0.00	0.77
	8	-	-	-	-	0.50	0.83	0.81	0.50	0.64	0.50	-	-	-	0.00	-	0.71
	7	-	-	-	-	1.50	0.63	0.73	0.59	0.25	1.25	0.00	-	-	-	0.00	0.69
	6	-	-	-	-	-	0.75	0.98	0.94	0.45	0.71	0.00	-	-	-	0.00	0.84
	5	-	-	-	-	0.00	0.89	0.80	0.49	0.22	0.91	3.00	-	0.00	-	-	0.65
	4	-	-	-	0.00	0.50	0.38	0.51	0.34	0.06	0.10	0.00	-	1.50	-	-	0.34
	3	-	-	-	-	1.50	0.36	0.41	0.37	0.44	0.45	0.00	0.00	-	-	0.00	0.42
	2	-	0.82	0.14	-	-	-	2.00	0.00	-	3.00	-	-	-	-	-	0.72
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL</b>	<b>0.01</b>	<b>0.22</b>	<b>0.29</b>	<b>0.34</b>	<b>0.48</b>	<b>0.50</b>	<b>0.58</b>	<b>0.57</b>	<b>0.41</b>	<b>0.59</b>	<b>0.44</b>	<b>0.38</b>	<b>0.38</b>	<b>0.00</b>	<b>1.41</b>	<b>0.47</b>	

Source: Fairfield County & Licking County auditors, Southwest Licking Local Schools

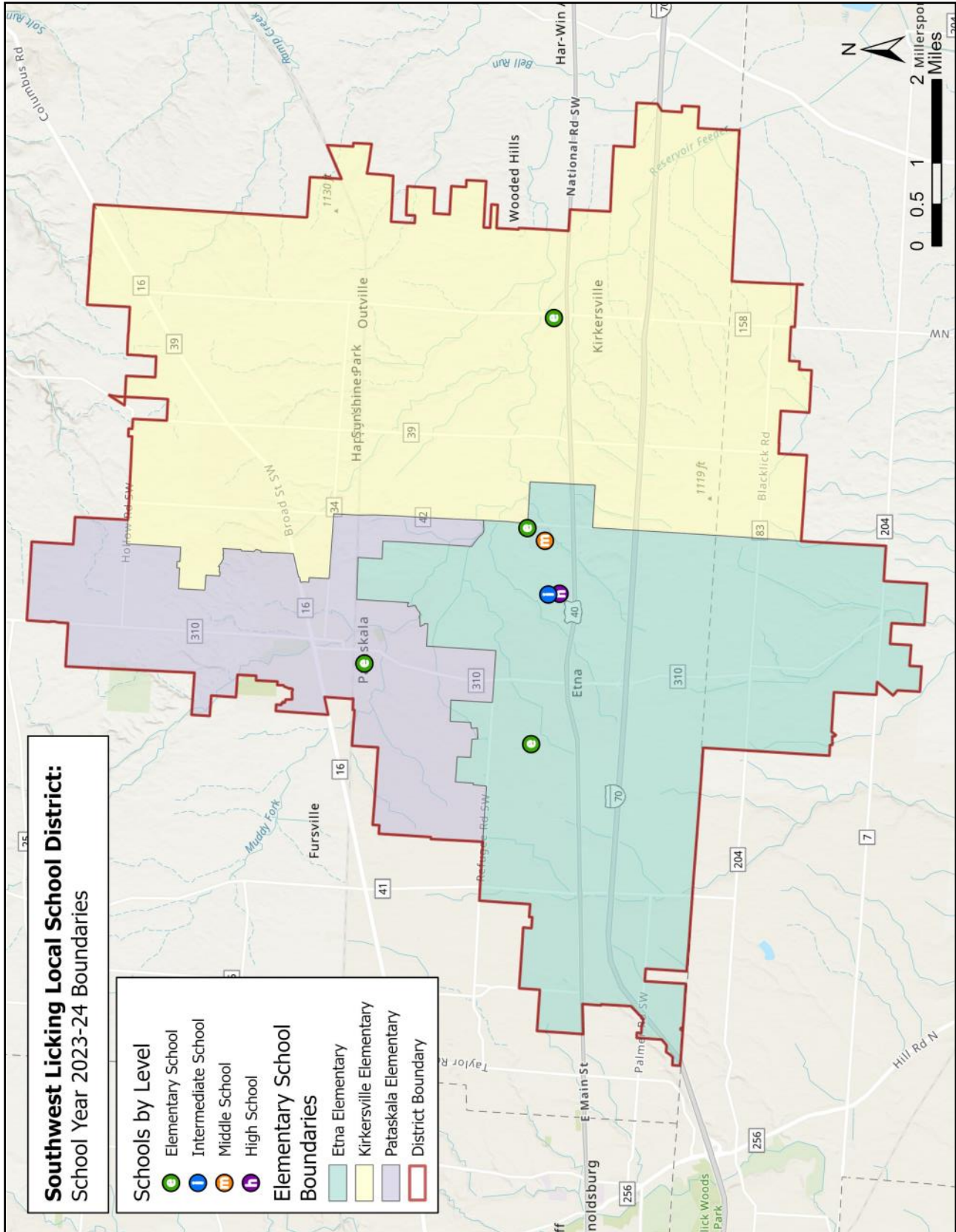
### Single-Family Units by Age of Home

The table below shows the number of housing units within each category. This information can be used to identify any outliers in the data. For example, in the table on the previous page, units that are 29 years of age and assessed between \$350,000 and \$400,000 are showing a student yield of 3.00 students per unit. In the table below, you can see that there is only one unit in this category, so this one unit happens to yield 3 students.

Year Built	Assessed Value															TOTAL
	No Data	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	350K - 400K	400K - 450K	450K - 500K	500K - 550K	550K - 600K	600K - 650K	> 650K	
>35	173	342	166	498	832	464	145	40	11	11	5	3	1	2	10	2,703
35	0	0	1	13	24	63	21	3	1	0	0	0	0	0	1	127
34	0	0	0	6	17	71	23	6	2	0	0	1	0	0	0	126
33	0	0	0	5	9	37	12	1	2	0	0	0	0	0	0	66
32	0	0	1	6	10	26	20	3	1	0	1	0	0	0	0	68
31	0	0	0	3	13	41	14	8	3	2	1	0	2	0	1	88
30	0	0	0	4	10	36	16	2	3	0	0	0	0	0	0	71
29	0	0	0	3	21	57	23	7	1	1	0	2	0	0	0	115
28	0	0	0	4	35	74	31	7	2	1	1	0	0	0	0	155
27	0	0	1	6	42	87	42	5	3	2	0	0	0	1	2	191
26	1	0	0	3	41	70	38	12	4	1	0	3	0	0	1	174
25	0	0	0	1	64	104	76	11	4	0	0	1	0	0	1	262
24	0	0	0	5	77	99	76	10	1	0	0	0	0	0	0	268
23	1	0	0	1	73	125	83	18	0	0	0	0	0	0	0	301
22	0	0	0	10	85	130	60	15	5	2	1	1	0	1	0	310
21	0	0	0	0	58	126	54	8	3	1	0	0	0	0	1	251
20	0	0	0	0	52	128	54	17	11	4	5	1	0	0	0	272
19	0	0	0	1	23	98	47	17	7	10	1	1	0	0	2	207
18	0	0	0	1	7	80	54	18	7	2	2	2	0	0	1	174
17	0	0	1	0	3	25	28	7	6	5	1	0	0	0	0	76
16	1	0	0	0	2	16	16	6	1	2	1	0	0	0	0	45
15	0	0	0	0	2	25	14	5	0	1	0	0	0	0	0	47
14	0	0	0	1	3	20	7	4	3	1	0	0	2	0	0	41
13	0	0	0	0	5	24	21	9	1	2	0	0	0	0	0	62
12	0	0	0	0	10	32	29	7	3	2	0	0	0	0	0	83
11	0	0	0	1	0	18	29	18	11	8	2	0	0	0	0	87
10	0	0	0	0	3	37	26	23	14	3	2	0	0	0	1	109
9	0	0	0	0	13	31	52	27	15	5	1	0	0	0	1	145
8	0	0	0	0	4	36	43	24	14	6	0	0	0	1	0	128
7	0	0	0	0	6	41	51	22	4	4	2	0	0	0	1	131
6	0	0	0	0	0	12	59	34	20	7	1	0	0	0	2	135
5	0	0	0	0	1	27	64	41	32	11	1	0	1	0	0	178
4	0	0	0	1	4	8	51	44	31	10	2	0	2	0	0	153
3	0	0	0	0	4	11	17	43	41	22	4	1	0	0	2	145
2	0	96	22	0	0	0	1	1	0	1	0	0	0	0	0	121
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>176</b>	<b>438</b>	<b>192</b>	<b>573</b>	<b>1,553</b>	<b>2,279</b>	<b>1,397</b>	<b>523</b>	<b>267</b>	<b>127</b>	<b>34</b>	<b>16</b>	<b>8</b>	<b>5</b>	<b>27</b>	<b>7,615</b>

Source: Fairfield County & Licking County auditors

# ATTENDANCE BOUNDARY MAPS





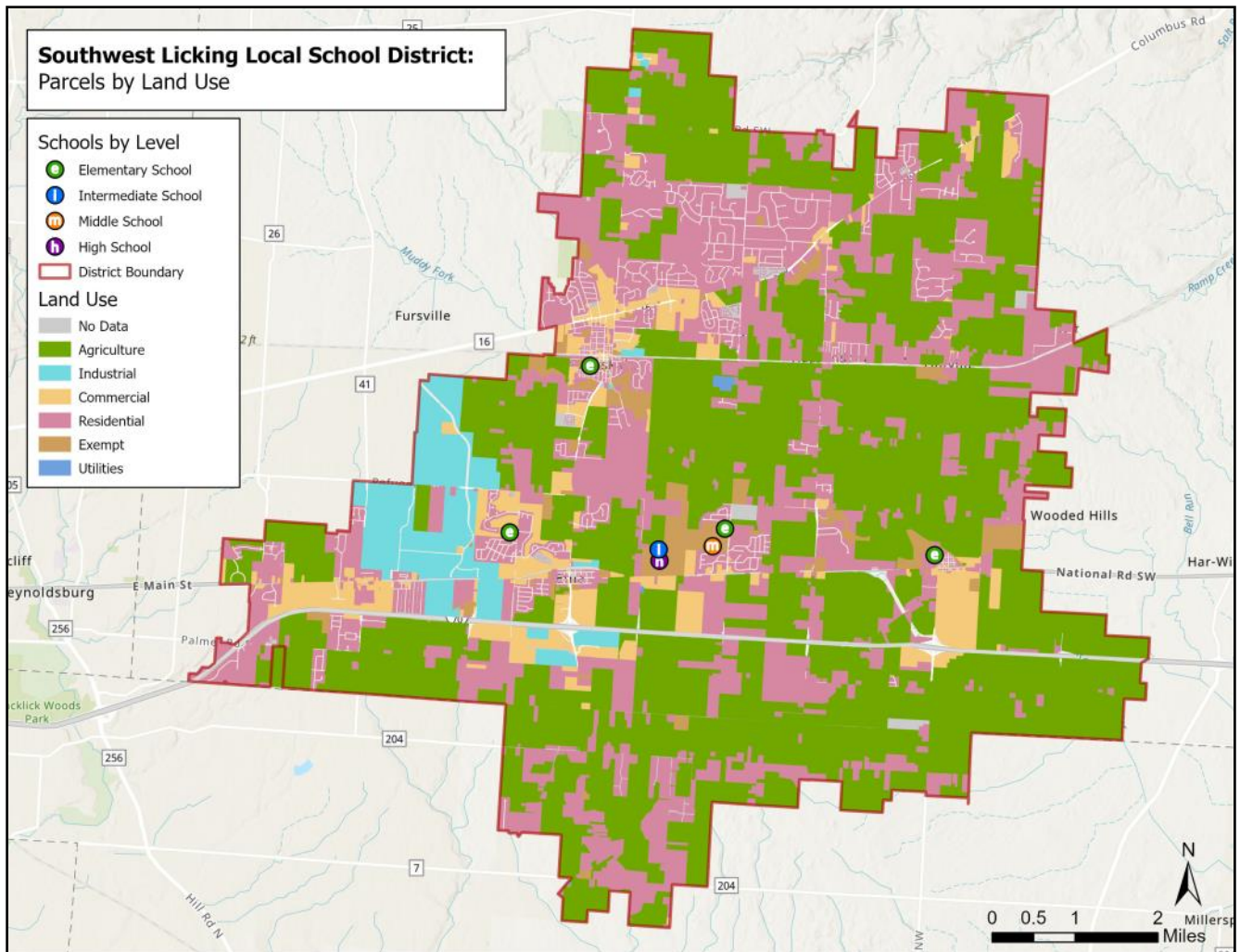


## EXISTING LAND USE

Based on analysis of the zoning information provided by the Fairfield County & Licking County auditors, the largest percentage of land use in the District falls in the agricultural category. Land Use was analyzed to determine the tracts of land that could be developed in the future. This includes land greater than 5 acres that is already zoned for residential or agricultural use. The table to the right lists the percentages and acreage of the land use categories in the District. The map below illustrates the land use within the District.

Acreage by Land Use	Acreage by County		Percentage
	Fairfield	Licking	
No Data	24	132	0.4%
Agriculture	3,592	18,426	54.9%
Industrial	0	1,783	4.4%
Commercial	2	2,469	6.2%
Residential	1,383	11,134	31.2%
Exempt	34	1,107	2.8%
Utilities	1	29	0.1%
<b>TOTAL</b>	<b>40,117</b>		-

Source: Fairfield County & Licking County auditors



# YIELD MODEL

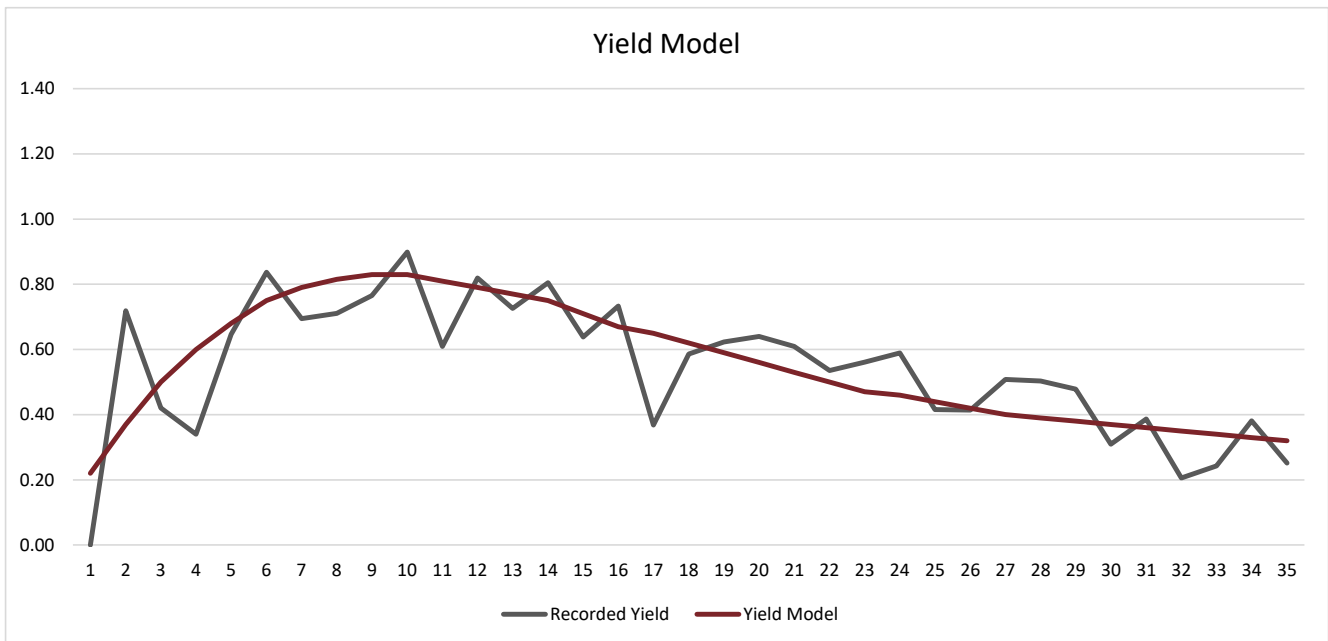
## Thirty-Five Year Life-Cycle

Based on the 35-year cycle findings, a student yield model was developed to “age out” existing and future subdivisions. To forecast enrollment from existing single-family homes, the yield model was applied to each unit based on the current age of the home, and then continued through the life-cycle from that point on. The yield model was also applied to all planned development and future subdivisions from vacant developable land to forecast the number of students per unit by year as they move through the life-cycle. The graph below illustrates the yield model, as compared with the actual recorded yields.

According to the yield model, the Southwest Licking Local School District realizes the highest student yield from single-family homes that are 15 years of age. Although there are variations in yield over the next 21 years, the general trend is a decrease in student yield beyond the peak yield.

In this model, a consistent yield of 0.31 students per housing unit is used beyond year 35 when a home matures. This mature yield is based on the average yield of homes older than 35.

There are currently 3,583 students residing in the existing subdivided single-family homes. Based on their current positions in the 35-year life-cycle, these homes would mature and that number would decrease to 2,527 by the year 2057.



# HOUSING

## Housing Stock Types

For this analysis, housing stock and land were divided into the categories below. The corresponding table on the following page shows the overall yields, separated by housing type.

**Existing Apartment Units:** These are the existing apartment units within the District. There are currently 220 students living within these units. For purposes of this study, the current yield of 0.28 students per unit was used due to the transiency associated with apartment units.

**Existing Condominium Units:** These are the existing condominium units within the District. This category includes both attached and detached condominium units. There are currently 40 students living within these units. For purposes of this study, the current yield of 0.07 students per unit was used due to the transiency associated with condominium units.

**Existing Townhome Units:** These are the existing townhome units within the District. There are currently 30 students living within these units. For purposes of this study, the current yield of 0.68 students per unit was used due to the transiency associated with townhome units.

**Existing Mobile Home Park Units:** These are the existing mobile home park units within the District. There are currently 105 students living within these units. For purposes of this study, the current yield of 0.25 students per unit was used due to the transiency associated with mobile home park units.

**Existing Subdivided Single-Family Units:** These are the existing, subdivided single-family homes within the District. There are currently a total of 3,583 students living within these units. All growth models assume that those units will maintain their current pace to maturity. The table on page 4 details the observed yields.

**Existing Non-Subdivided Single-Family Units:** These are the existing single-family homes that do not fall within subdivisions. There are currently 660 students living within these units. Because the vast majority of these units fall beyond the yield model (older than 35 years), for purposes of this study the enrollment for this category is expected to remain flat at 660 students.

**Developing Single-Family:** These are planned, single-family subdivisions that are in different phases of development. There are currently 30 students living within partially completed single-family subdivisions/neighborhoods. These units will be released into the yield model based on the timelines provided by housing developers and/or their associated municipalities. The timelines for developments that are still in early planning phases are based on District-wide development trends.

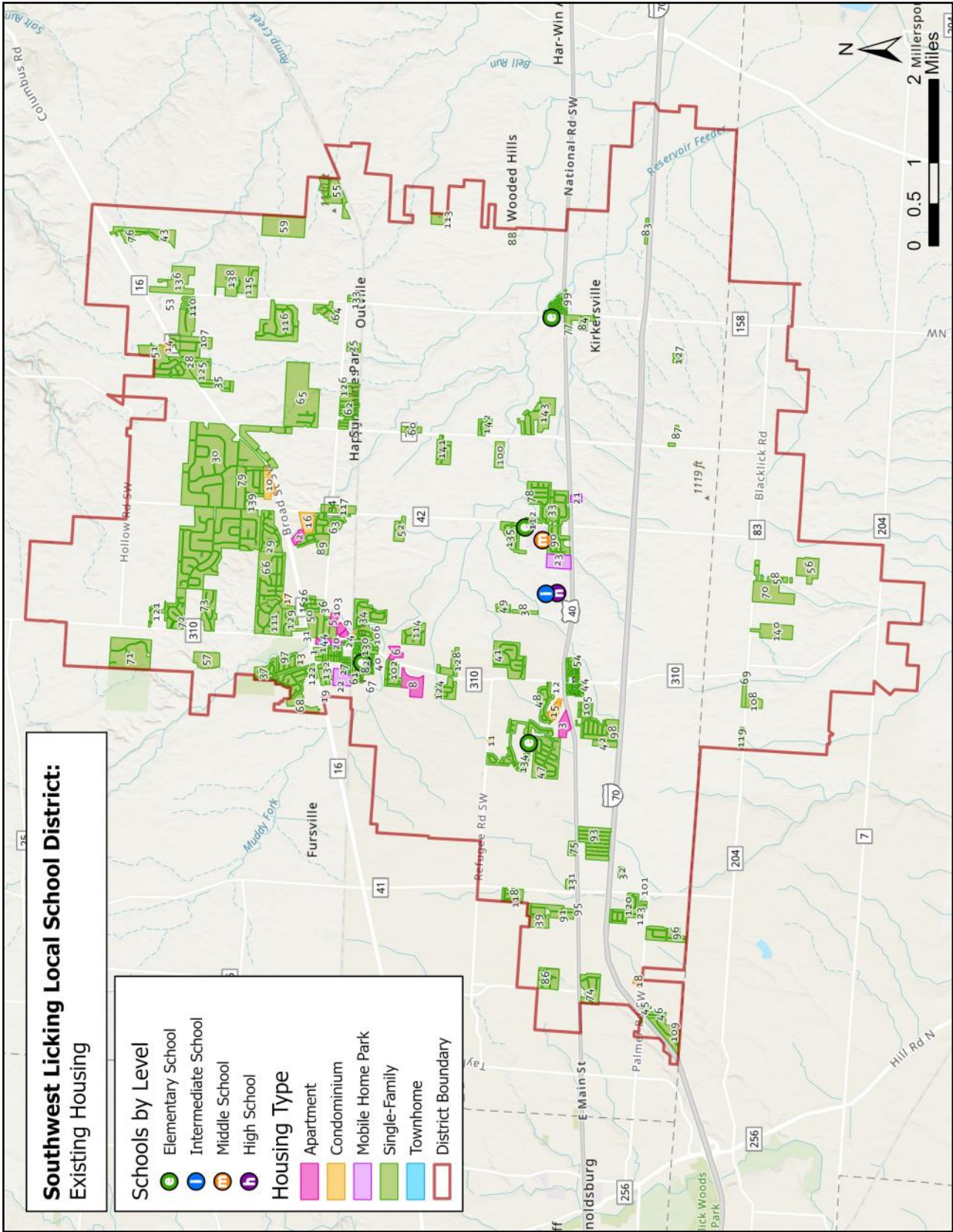
**Developing Multi-Family:** These are planned apartments, condominiums, townhomes, and patio home complexes that are in different phases of development. There are currently 3 students living within partially completed multi-family complexes. The housing type-specific yields (seen in the table below) are applied to these units based on the timelines provided by housing developers and/or their associated municipalities. The timelines for developments that are still in early planning phases are based on District-wide development trends.

**Vacant Developable Land:** This is currently undeveloped parcels that are larger than 5 acres and can be expected to be developed in the future. There are currently 11,767 acres of land that can be developed into residential housing within the District, over 5,000 acres of which are adjacent to existing sewer lines. The vacant developable land includes land already zoned for residential and agriculture. The number of units for these tracts of land was calculated by applying a density of 1 housing unit for every 2 acres. The medium density of this category is to allow for roads, parks, greenspace, and utilities to be present within these future neighborhoods, and it is also consistent with the density of the existing single-family homes within the District. These units are released into the yield model at rates of 100, 150, 200, and 250 units per year, and will follow the yield model through maturity.

Housing Type	23-24 Units	23-24 Students	23-24 Yield	22-23 Yield	21-22 Yield	20-21 Yield
Apartment	781	220	0.28	0.28	0.29	0.32
Condominium	572	40	0.07	0.08	0.07	0.08
Townhome	44	30	0.68	0.59	0.61	0.45
Multi-Family Subtotal	1,397	290	0.21	0.21	0.21	0.24
Mobile Home Park	414	105	0.25	0.28	0.28	0.25
Subdivided Single Family	7,061	3,583	0.51	0.52	0.52	0.50
<b>TOTAL</b>	<b>8,872</b>	<b>3,978</b>	<b>0.45</b>	<b>0.46</b>	<b>0.46</b>	<b>0.41</b>

## **Existing Housing**

The map on the following page shows the locations of the existing dwelling types, including apartment (pink), condominium (orange), mobile home (purple), single-family (green), and townhome (blue) subdivisions and complexes within the District.



The table below details the existing **single-family** subdivisions/neighborhoods within the District.

Subdivision/Complex Information			Elementary Boundary		Average				Units	K-12 Yield
Map ID	Name	Housing Type	Current	Proposed	Year Built	Assessed Value	Bedrooms	Square Feet		
24	A. A. Buxton	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1930	\$142,162	2.90	1,723	10	0.20
25	Alison Meadows	Single Family	Kirkersville Elementary	Kirkersville Elementary	1996	\$241,089	3.22	1,858	9	0.33
26	Amhurst Village	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2001	\$223,483	3.47	2,295	75	0.53
27	Arnots	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1952	\$123,183	3.17	1,377	6	0.50
28	Ashcraft Acres	Single Family	Kirkersville Elementary	Kirkersville Elementary	1979	\$160,137	3.20	1,675	25	0.24
29	Barrington Ridge	Single Family	Kirkersville Elementary	Kirkersville Elementary	2001	\$236,543	3.62	2,096	169	0.81
30	Beechwood Trails	Single Family	Kirkersville Elementary	Kirkersville Elementary	1985	\$227,237	3.31	1,874	824	0.33
31	Beeson	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1974	\$176,989	3.00	2,127	20	0.45
32	Blueview Subdivision	Single Family	Etna Elementary	Etna Elementary	1966	\$151,471	3.00	1,503	6	0.00
33	Brandy Mill Estates	Single Family	Etna Elementary	Pataskala-South Fork Elementary	2009	\$253,263	3.63	2,500	92	0.70
34	Bright Waters	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1995	\$224,096	3.29	1,914	205	0.34
35	Brittany Woods	Single Family	Kirkersville Elementary	Kirkersville Elementary	2005	\$276,244	3.51	2,576	45	0.69
36	Broadview Acres	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2001	\$153,700	3.50	1,873	6	0.50
37	Broadview Crossing	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1996	\$197,950	3.19	1,638	102	0.53
38	Broyles Subdivision	Single Family	Etna Elementary	Pataskala-South Fork Elementary	1973	\$153,734	3.16	1,250	22	0.32
39	C W Ballman'S Subdivision	Single Family	Etna Elementary	Etna Elementary	1973	\$156,872	3.12	1,397	66	0.38
40	C. J. Peter'S Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1920	\$167,517	2.83	1,723	6	1.17
41	Cameron Chase	Single Family	Etna Elementary	Etna Elementary	2003	\$215,811	3.31	1,823	210	0.65
42	Carpenters Subdivision	Single Family	Etna Elementary	Etna Elementary	1960	\$160,600	3.00	1,403	16	0.19
43	Cherokee Woods	Single Family	Kirkersville Elementary	Kirkersville Elementary	2018	\$234,157	3.11	2,322	7	0.71
44	Clifton Addition	Single Family	Etna Elementary	Etna Elementary	1965	\$154,225	3.00	1,583	7	0.43
45	Clonch Subdivision No 1	Single Family	Etna Elementary	Etna Elementary	1998	\$230,833	2.67	1,992	3	0.33
46	Colonial Manor	Single Family	Etna Elementary	Etna Elementary	1985	\$145,171	2.87	1,187	13	0.69
47	Cumberland Crossing	Single Family	Etna Elementary	Etna Elementary	2014	\$241,850	3.41	2,133	272	0.87
48	Cumberland Trail	Single Family	Etna Elementary	Etna Elementary	2002	\$270,090	3.65	2,556	258	0.54
49	Edson Snider Subdivision	Single Family	Etna Elementary	Pataskala-South Fork Elementary	1968	\$158,425	2.86	1,395	7	0.00
50	Ellinger Sub.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1967	\$221,470	3.11	2,398	46	0.22
51	Ellington Village	Single Family	Kirkersville Elementary	Kirkersville Elementary	2017	\$250,217	3.62	2,501	210	0.83
52	Essex Sub.	Single Family	Etna Elementary	Pataskala-South Fork Elementary	1977	\$172,856	3.42	1,829	11	0.45
53	Estates At Lexington Woods	Single Family	Kirkersville Elementary	Kirkersville Elementary	2008	\$417,060	3.45	2,804	20	0.55
54	Etna	Single Family	Etna Elementary	Etna Elementary	1928	\$90,550	2.94	1,549	97	0.45
55	Fairmount Sub	Single Family	Kirkersville Elementary	Kirkersville Elementary	2013	\$365,601	3.65	2,704	23	0.52
56	Forest Green Estates	Single Family	Etna Elementary	Etna Elementary	2007	\$340,043	3.11	2,001	19	0.47
57	Forty Acre Wood Subdivision	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1958	\$424,980	2.50	2,029	2	0.00
58	Foxchase	Single Family	Etna Elementary	Etna Elementary	1974	\$238,933	3.63	1,825	17	0.65
59	Gale Rd. Sub.	Single Family	Kirkersville Elementary	Kirkersville Elementary	1996	\$328,574	3.17	2,414	19	0.47
60	Gorchanin Sub.	Single Family	Kirkersville Elementary	Kirkersville Elementary	1983	\$197,957	3.40	1,614	5	0.40
61	Granville Street Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1980	\$146,582	2.73	1,235	10	0.70
62	Happy Homes Sub.	Single Family	Kirkersville Elementary	Kirkersville Elementary	1972	\$98,258	2.75	1,178	45	0.31
63	Harrison Meadows	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2002	\$233,372	3.23	2,238	26	0.15
64	Harrison Trace Phase I	Single Family	Kirkersville Elementary	Kirkersville Elementary	2002	\$283,697	3.33	2,377	30	0.43
65	Harvest Ridge	Single Family	Kirkersville Elementary	Kirkersville Elementary	2008	\$338,764	3.85	2,763	43	0.72
66	Hazelwood	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2010	\$238,753	3.45	2,117	315	0.73
67	Headleys Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1952	\$128,710	3.20	1,839	15	0.60
68	Heron Manor	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2021	\$121,150	3.71	2,385	87	0.57
69	Hickory Hills	Single Family	Etna Elementary	Etna Elementary	1977	\$252,131	3.17	1,892	13	0.08
70	Highland Acres	Single Family	Etna Elementary	Etna Elementary	1972	\$240,408	3.19	1,712	28	0.43
71	Highland Estates	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1998	\$453,206	3.76	3,784	25	0.16
72	Highland Hills	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2000	\$229,262	3.74	2,411	106	0.66
73	Hillside Farm Estate	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1979	\$225,944	3.69	2,188	50	0.46
74	Hillview Estates	Single Family	Etna Elementary	Etna Elementary	1972	\$187,459	3.44	1,842	52	0.38
75	Holiday Colony Estates	Single Family	Etna Elementary	Etna Elementary	1993	\$105,431	2.85	1,507	13	0.31
76	Indian Hills	Single Family	Kirkersville Elementary	Kirkersville Elementary	1974	\$161,741	3.12	1,713	42	0.29
77	Isalah Jones Addition	Single Family	Kirkersville Elementary	Kirkersville Elementary	1936	\$120,006	3.00	1,283	10	0.60
78	Jardin Manor	Single Family	Etna Elementary	Pataskala-South Fork Elementary	1982	\$194,771	3.31	1,673	150	0.39
79	Jefferson Ridge	Single Family	Kirkersville Elementary	Kirkersville Elementary	1997	\$251,902	3.48	2,233	128	0.34
80	Jesse S Green Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1888	\$208,100	2.00	2,186	2	1.00
81	Joseph'S Addition To Pataskala	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1937	\$110,774	3.00	1,505	23	0.52
82	Joseph & Peters Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1934	\$131,455	2.86	1,498	29	0.31
83	Kellers Sub	Single Family	Kirkersville Elementary	Kirkersville Elementary	1962	\$107,524	3.08	1,340	12	0.33
84	Kirkersville South Addition	Single Family	Kirkersville Elementary	Kirkersville Elementary	1963	\$117,358	2.94	1,300	16	0.13
85	Knox Realty Co. Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1951	\$105,948	3.08	1,428	43	0.53
86	Lakeland Hills Addition	Single Family	Etna Elementary	Etna Elementary	1969	\$266,419	3.71	2,357	39	0.26
87	Lance Meadows Addition	Single Family	Kirkersville Elementary	Kirkersville Elementary	1973	\$180,534	3.29	1,689	7	0.29
88	Lazy Meadows	Single Family	Kirkersville Elementary	Kirkersville Elementary	1973	\$152,175	4.20	1,248	3	0.33
89	Legacy Estates	Single Family	Kirkersville Elementary	Kirkersville Elementary	2015	\$214,772	3.73	2,518	175	0.82
90	Longwood Crossing	Single Family	Etna Elementary	Pataskala-South Fork Elementary	2005	\$252,989	3.91	2,903	72	0.90
91	Ludwigs Down Subdivision	Single Family	Etna Elementary	Etna Elementary	1985	\$190,171	3.50	1,822	6	0.33
92	M. V. Joseph'S Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1925	\$154,563	3.63	1,985	8	0.63
93	Mayflower	Single Family	Etna Elementary	Etna Elementary	1971	\$109,276	3.15	1,290	130	0.32
94	Mead & Weigle'S Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1921	\$168,910	3.62	2,104	21	0.29
95	Meadowview	Single Family	Etna Elementary	Etna Elementary	1961	\$134,930	3.33	1,473	9	0.22
96	New England Acres Sect No 3	Single Family	Etna Elementary	Etna Elementary	1980	\$251,843	3.65	2,110	66	0.06
97	Oakhaven	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1969	\$171,208	3.48	1,771	73	0.55
98	Orchard Glen	Single Family	Etna Elementary	Etna Elementary	2002	\$203,352	3.32	1,724	210	0.78
99	Orginal Plat Of Kirkerville	Single Family	Kirkersville Elementary	Kirkersville Elementary	1918	\$107,866	2.95	1,726	78	0.45



Subdivision/Complex Information			Elementary Boundary		Average				Units	K-12 Yield
Map ID	Name	Housing Type	Current	Proposed	Year Built	Assessed Value	Bedrooms	Square Feet		
100	Overbrook Estates	Single Family	Kirkersville Elementary	Pataskala-South Fork Elementary	1975	\$159,756	3.25	1,664	12	0.33
101	Palmer Estates	Single Family	Etna Elementary	Etna Elementary	1998	\$220,350	3.00	2,153	7	0.14
102	Pataskala Ridge	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2000	\$278,809	3.15	1,775	127	0.55
103	Pataskala Village Square	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1999	\$191,969	3.12	1,693	67	0.09
104	Pataskala Village Square	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1993	\$1,495,000	No Data	7,168	67	0.51
105	Pepper Tree	Single Family	Etna Elementary	Etna Elementary	1996	\$225,948	3.31	2,128	55	0.73
106	Peters & Rocky'S Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1935	\$115,905	2.82	1,416	42	0.45
107	Pine Oak Estates	Single Family	Kirkersville Elementary	Kirkersville Elementary	1990	\$250,835	3.50	2,221	30	0.43
108	Pleasant View Acres	Single Family	Etna Elementary	Etna Elementary	1989	\$250,354	3.11	2,137	8	0.25
109	Preserve At Haaf Farms	Single Family	Etna Elementary	Etna Elementary	2020	\$321,873	3.51	3,132	39	0.05
110	Preserve At Lexington Woods	Single Family	Kirkersville Elementary	Kirkersville Elementary	2005	\$315,028	3.61	2,508	31	0.19
111	Ravines At Hazelwood	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2016	\$367,247	3.37	2,250	79	0.33
112	Red Coach Farms No 1	Single Family	Etna Elementary	Pataskala-South Fork Elementary	1972	\$189,675	3.80	1,455	4	0.50
113	Retirement Acres	Single Family	Kirkersville Elementary	Kirkersville Elementary	1966	\$130,926	3.38	1,367	6	0.50
114	River Forest Estates Replat	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1973	\$175,880	3.09	1,387	64	0.23
115	Rockwood Hills	Single Family	Kirkersville Elementary	Kirkersville Elementary	1979	\$173,896	3.16	1,414	45	0.49
116	Roland Estate	Single Family	Kirkersville Elementary	Kirkersville Elementary	1999	\$275,525	3.43	2,182	116	0.40
117	Roseland Sub.	Single Family	Kirkersville Elementary	Kirkersville Elementary	1971	\$90,877	2.76	1,007	20	0.20
118	Royal Acres	Single Family	Etna Elementary	Etna Elementary	1977	\$188,311	3.22	1,599	96	0.19
119	Ruscan Heights	Single Family	Etna Elementary	Etna Elementary	1967	\$218,340	3.00	1,740	2	0.00
120	Russell Heights	Single Family	Etna Elementary	Etna Elementary	1976	\$190,618	3.54	1,853	85	0.45
121	Scotland Ridge	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2014	\$231,197	3.65	2,549	23	0.70
122	Settlement At Pataskala	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	2004	\$226,681	3.54	2,064	193	0.46
123	Sharpe Addition	Single Family	Etna Elementary	Etna Elementary	1978	\$195,700	3.63	1,868	8	0.75
124	Sugar Mill Subdivision	Single Family	Etna Elementary	Pataskala-South Fork Elementary	2014	\$307,515	3.66	2,393	65	0.86
125	Sunset Acres	Single Family	Kirkersville Elementary	Kirkersville Elementary	1972	\$209,614	3.17	1,423	6	0.00
126	Sunshine Park Sub.	Single Family	Kirkersville Elementary	Kirkersville Elementary	1983	\$80,563	3.10	1,046	45	0.38
127	Tanglewood Estates Sect A	Single Family	Kirkersville Elementary	Kirkersville Elementary	1972	\$55,846	3.33	1,373	3	0.33
128	Tatman Place	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1975	\$171,448	3.15	1,545	39	0.21
129	The Oaks	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1975	\$325,780	3.77	3,308	40	0.43
130	Town Of Connine	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1925	\$120,332	2.90	2,113	41	0.37
131	Twin Oaks Heights	Single Family	Etna Elementary	Etna Elementary	1968	\$125,020	3.14	1,362	14	0.21
132	Vanattas	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1972	\$185,566	3.26	1,727	42	0.31
133	Village Of Outville	Single Family	Kirkersville Elementary	Kirkersville Elementary	1926	\$104,863	3.32	1,409	25	0.48
134	Villas At Cumberland	Single Family	Etna Elementary	Etna Elementary	2020	\$323,991	2.83	1,946	31	0.23
135	Watkins Grove	Single Family	Etna Elementary	Pataskala-South Fork Elementary	2014	\$299,947	3.49	2,489	95	0.85
136	Watson'S First Addition	Single Family	Kirkersville Elementary	Kirkersville Elementary	1973	\$151,115	3.22	1,550	16	0.19
137	Western Add.	Single Family	Pataskala Elementary	Pataskala-South Fork Elementary	1931	\$124,468	3.13	2,501	38	0.63
138	White Oak Sub.	Single Family	Kirkersville Elementary	Kirkersville Elementary	1996	\$359,883	3.11	2,385	18	0.17
139	Woods At Jefferson	Single Family	Kirkersville Elementary	Kirkersville Elementary	2004	\$251,707	3.31	2,353	13	0.31
140	Woodside Meadows	Single Family	Etna Elementary	Etna Elementary	2005	\$382,715	3.61	3,236	20	0.60
141	York Gate Estates	Single Family	Kirkersville Elementary	Kirkersville Elementary	2013	\$379,569	3.81	2,659	25	0.84
142	Yorkshire Village	Single Family	Kirkersville Elementary	Kirkersville Elementary	2006	\$279,200	3.17	2,049	34	0.47
143	Zellers Acres	Single Family	Kirkersville Elementary	Kirkersville Elementary	2006	\$277,274	3.45	2,354	65	0.71

The table below details the existing **apartment** complexes within the District.

Subdivision/Complex Information			Elementary Boundary		Units	K-12 Yield
Map ID	Name	Housing Type	Current	Proposed		
1	Brookside Place Apartments	Apartment	Pataskala Elementary	Pataskala-South Fork Elementary	32	0.22
2	Catalina Club Apartments	Apartment	Kirkersville Elementary	Kirkersville Elementary	156	0.19
3	Cumberland Links Apartments	Apartment	Etna Elementary	Etna Elementary	216	0.20
4	James Helfrich Apartments	Apartment	Pataskala Elementary	Pataskala-South Fork Elementary	18	0.33
5	Pataskala Green	Apartment	Pataskala Elementary	Pataskala-South Fork Elementary	142	0.59
6	Redwood Pataskala	Apartment	Pataskala Elementary	Pataskala-South Fork Elementary	91	0.08
7	Roxford Village Apartments	Apartment	Pataskala Elementary	Pataskala-South Fork Elementary	36	0.64
8	The Residences At Heritage Town Center	Apartment	Pataskala Elementary	Pataskala-South Fork Elementary	90	0.23

The table below details the existing **condominium** complexes within the District.

Subdivision/Complex Information			Elementary Boundary		Units	K-12 Yield
Map ID	Name	Housing Type	Current	Proposed		
9	Bright Waters Condominium	Condominium	Pataskala Elementary	Pataskala-South Fork Elementary	6	0.00
10	Condominium At Jefferson Meadow	Condominium	Kirkersville Elementary	Kirkersville Elementary	133	0.02
11	Cumberland Chase Condominium	Condominium	Etna Elementary	Etna Elementary	18	0.00
12	Cumberland Trail Condos	Condominium	Etna Elementary	Etna Elementary	79	0.00
13	Oakhaven Condominiums	Condominium	Pataskala Elementary	Pataskala-South Fork Elementary	62	0.39
14	The Reserve At Ellington Village	Condominium	Kirkersville Elementary	Kirkersville Elementary	28	0.00
15	Villages At Cumberland Trail Condominium	Condominium	Etna Elementary	Etna Elementary	79	0.03
16	Villas At Foor Farms Condominiums	Condominium	Kirkersville Elementary	Kirkersville Elementary	108	0.01
17	Villas At Hazelwood Condominium	Condominium	Pataskala Elementary	Pataskala-South Fork Elementary	36	0.03
18	Willow Creek Condo	Condominium	Etna Elementary	Etna Elementary	23	0.43

The table below details the existing **townhome** complex within the District.

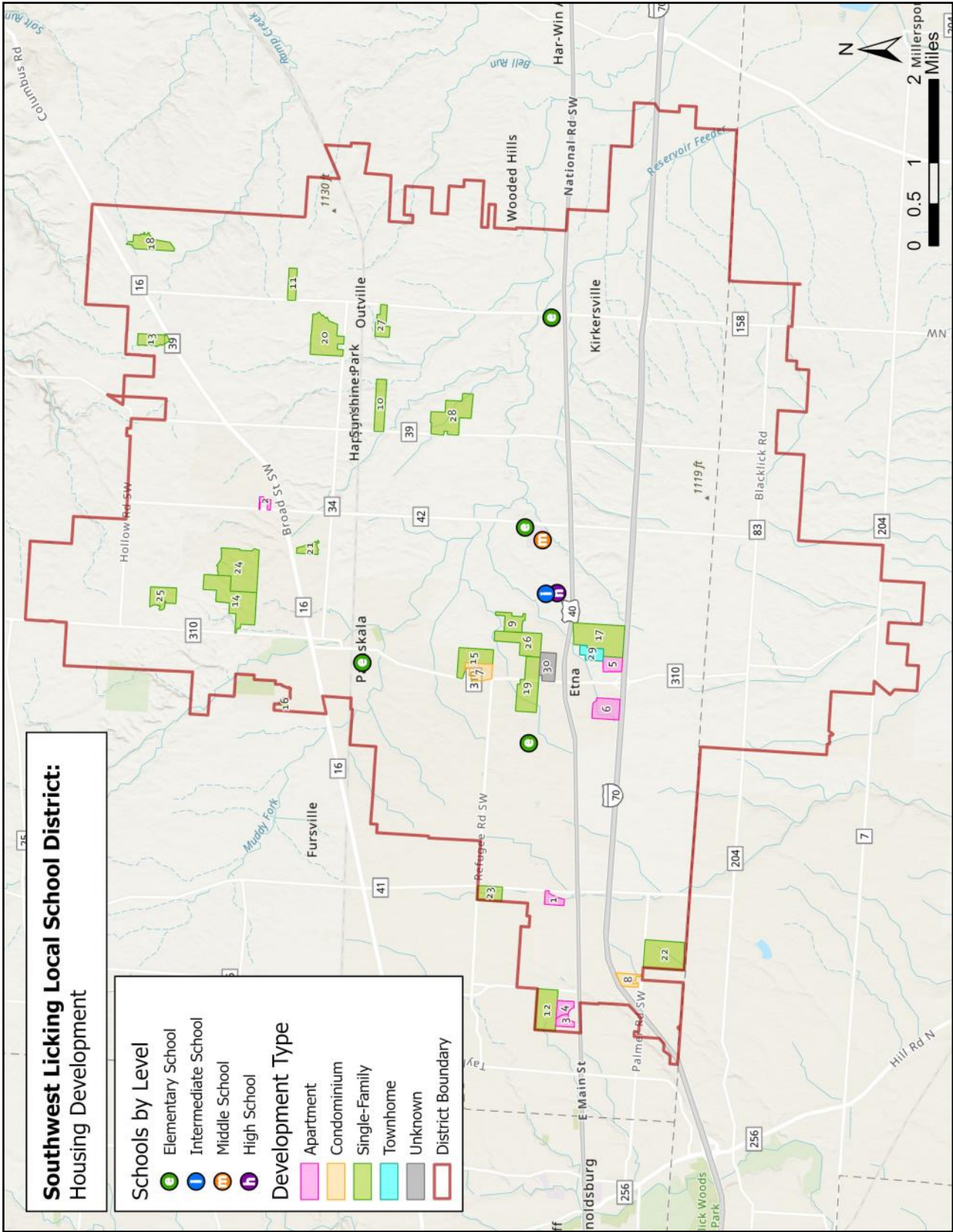
Subdivision/Complex Information			Elementary Boundary		Units	K-12 Yield
Map ID	Name	Housing Type	Current	Proposed		
144	Coachwood East Townhomes	Townhome	Pataskala Elementary	Pataskala-South Fork Elementary	44	0.68

The table below details the existing **mobile home parks** within the District.

Subdivision/Complex Information			Elementary Boundary		Units	K-12 Yield
Map ID	Name	Housing Type	Current	Proposed		
19	Cedar Stun Mobile Home Park	Mobile Home Park	Pataskala Elementary	Pataskala-South Fork Elementary	194	0.24
20	Main Street Mobile Home Park	Mobile Home Park	Pataskala Elementary	Pataskala-South Fork Elementary	22	0.05
21	Whispering Pines Mobile Home Park	Mobile Home Park	Etna Elementary	Pataskala-South Fork Elementary	37	0.27
22	William Slonakers Add.	Mobile Home Park	Pataskala Elementary	Pataskala-South Fork Elementary	17	0.41
23	Willow Brook Terrace Mhp	Mobile Home Park	Etna Elementary	Pataskala-South Fork Elementary	144	0.28

### **Developing Single- and Multi-Family Areas**

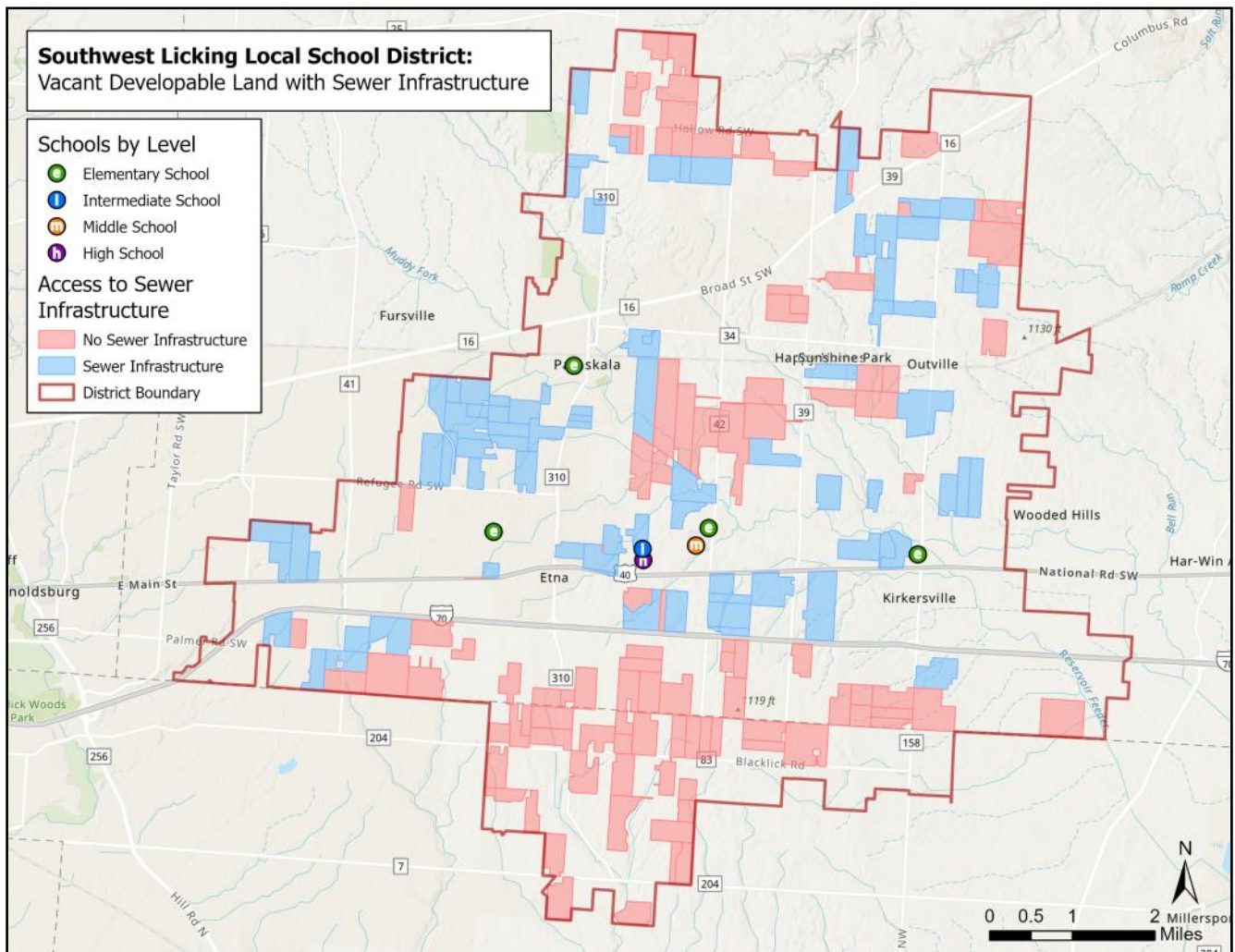
The map on the following page and the associated table on page 19 shows the areas of active and planned development within the District. The developments that are shown on this map are in different stages of development. The maximum and mature student potential values for any single-family development are based on the maximum and mature points within the yield model. For multi-family developments, the student potential values seen below are based on the specific housing type yields which can be found on page 11. Due to the transiency of multi-family living (includes apartments and condominiums, and townhomes), the maximum and mature values remain consistent throughout the model.



Map ID	Name	Housing Type	Project Status	Timeline	Source	Elementary Boundary		Units at BuildOut	Maximum Enrollment	Mature Enrollment
						Current	Proposed			
1	9616 Mink St	Apartment	Construction	Estimated Completion: 2025	Etna Township	Etna Elementary	Etna Elementary	20	6	6
2	Brynn Mar Crossing	Apartment	Construction	Estimated Completion: 2026	City of Pataskala	Kirkersville Elementary	Kirkersville Elementary	42	12	12
3	Eastwood-Thornton Hall	Apartment	Construction	Estimated Completion: 2026	City of Reynoldsburg	Etna Elementary	Etna Elementary	264	74	74
4	Eastwood-Wilcox Communities	Apartment	Construction	Estimated Completion: 2026	City of Reynoldsburg	Etna Elementary	Etna Elementary	159	45	45
5	High Pointe	Apartment	Approved	Estimated Completion: 2029	T&R Properties	Etna Elementary	Pataaskala-South Fork Elementary	240	68	68
6	Klema Redwood	Apartment	Proposed	Timeline Unavailable	Etna Township	Etna Elementary	Etna Elementary	130	37	37
7	Hazelton Crossing	Condominium	Proposed	Timeline Unavailable	City of Pataskala	Pataskala Elementary	Pataskala-South Fork Elementary	50	3	3
8	Willow Reserve	Condominium	Construction/Active	Estimated Completion: 2029	Etna Township	Etna Elementary	Etna Elementary	157	10	10
9	Broyles Farm	Single Family	Construction	Estimated Completion: 2026	Etna Township	Etna Elementary	Pataskala-South Fork Elementary	193	160	60
10	Buckhorn Place	Single Family	Preliminary	Timeline Unavailable	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	97	81	30
11	Dhital Estates	Single Family	Preliminary	Timeline Unavailable	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	19	16	6
12	Eastwood Reserve	Single Family	Construction	Estimated Completion: 2026	City of Reynoldsburg	Etna Elementary	Etna Elementary	248	206	78
13	Ellington Village Addition	Single Family	Construction/Active	Estimated Completion: 2024	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	69	57	22
14	Forest Ridge	Single Family	Construction	Estimated Completion: 2028	City of Pataskala	Kirkersville Elementary	Kirkersville Elementary	254	211	79
15	Hazelton Crossing	Single Family	Construction	Estimated Completion: 2028	City of Pataskala	Pataskala Elementary	Pataskala-South Fork Elementary	155	129	49
16	Heron Manor	Single Family	Construction/Active	Estimated Completion: 2025	City of Pataskala	Pataskala Elementary	Pataskala-South Fork Elementary	53	44	17
17	High Pointe	Single Family	Approved	Estimated Completion: 2032	T&R Properties	Etna Elementary	Pataskala-South Fork Elementary	228	189	71
18	The Reserve at Turtle Pond (prev. Indian Hills)	Single Family	Proposed (denied 3/2024)	Timeline Unavailable	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	51	42	16
19	JBW Development	Single Family	Proposed	Timeline Unavailable	Etna Township	Etna Elementary	Etna Elementary	130	108	41
20	Kaizen Ohio	Single Family	Preliminary	Timeline Unavailable	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	63	52	20
21	Legacy Estates	Single Family	Construction/Active	Estimated Completion: 2024	City of Pataskala	Kirkersville Elementary	Kirkersville Elementary	88	73	28
22	Pulte Hagy	Single Family	Proposed	Timeline Unavailable	Etna Township	Etna Elementary	Etna Elementary	335	278	105
23	Royal Acres	Single Family	Construction	Estimated Completion: 2026	Etna Township	Etna Elementary	Etna Elementary	24	20	8
24	Scenic View Estates	Single Family	Construction	Estimated Completion: 2028	City of Pataskala	Kirkersville Elementary	Kirkersville Elementary	60	50	19
25	Scotland Ridge	Single Family	Construction	Estimated Completion: 2029	Harrison Township	Pataskala Elementary	Pataskala-South Fork Elementary	120	100	38
26	Smoke Creek	Single Family	Approved	Timeline Unavailable	Etna Township	Etna Elementary	Etna Elementary	170	141	53
27	The Commons at Outville Station	Single Family	Preliminary	Timeline Unavailable	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	66	55	21
28	York Farms	Single Family	Preliminary	Timeline Unavailable	Harrison Township	Kirkersville Elementary	Kirkersville Elementary	162	134	51
29	High Pointe	Townhome	Approved	Timeline Unavailable	T&R Properties	Etna Elementary	Pataskala-South Fork Elementary	116	24	24

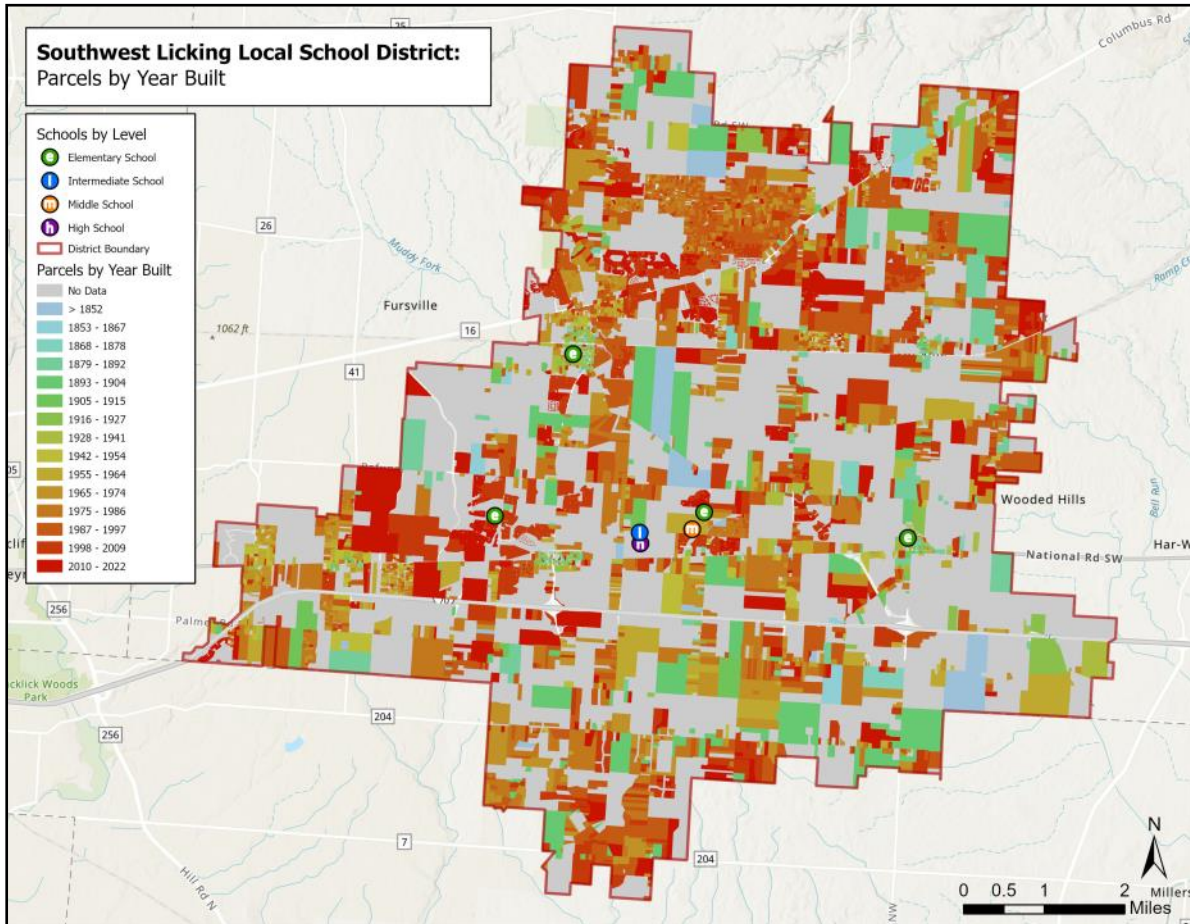
## Building Pace for Undeveloped Land

Currently, there are 11,767 acres of undeveloped land within the District. Four different models were created to build-out these parcels, 100 units/year, 150 units/year, 200 units/year, and 250 units/year. These values are based on historic number of homes built each year, obtained from the Fairfield County & Licking County auditors, which can be found on the following page. Any land that was recognized as being adjacent to an existing sewer system was released into the model before land that is not adjacent to existing infrastructure. There are 5,053 acres of developable land, or 2,526 potential housing lots, adjacent to existing infrastructure, and 6,715 acres, or 3,357 potential housing lots, not adjacent to existing infrastructure.



## Housing by Year Built

The map below shows the year that homes were built within the District. The color of each parcel shows the year that the home was built. Blue to yellow colors show older homes and orange to red colors show newer homes, as illustrated in the legend below. The corresponding table shows the number of single-family units built each year, ranging back to 1989. This data was analyzed to determine the building paces for undeveloped land.



Year Built	Single-Family Units
<1989	2,703
1989	127
1990	126
1991	66
1992	68
1993	88
1994	71
1995	115
1996	155
1997	191
1998	174
1999	262
2000	268
2001	301
2002	310
2003	251
2004	272
2005	207
2006	174
2007	76
2008	45
2009	47
2010	41
2011	62
2012	83
2013	87
2014	109
2015	145
2016	128
2017	131
2018	135
2019	178
2020	153
2021	145
2022	121

	Maximum Enrollment
	Mature Enrollment

# STUDENT POTENTIAL

## 100 Units per Year

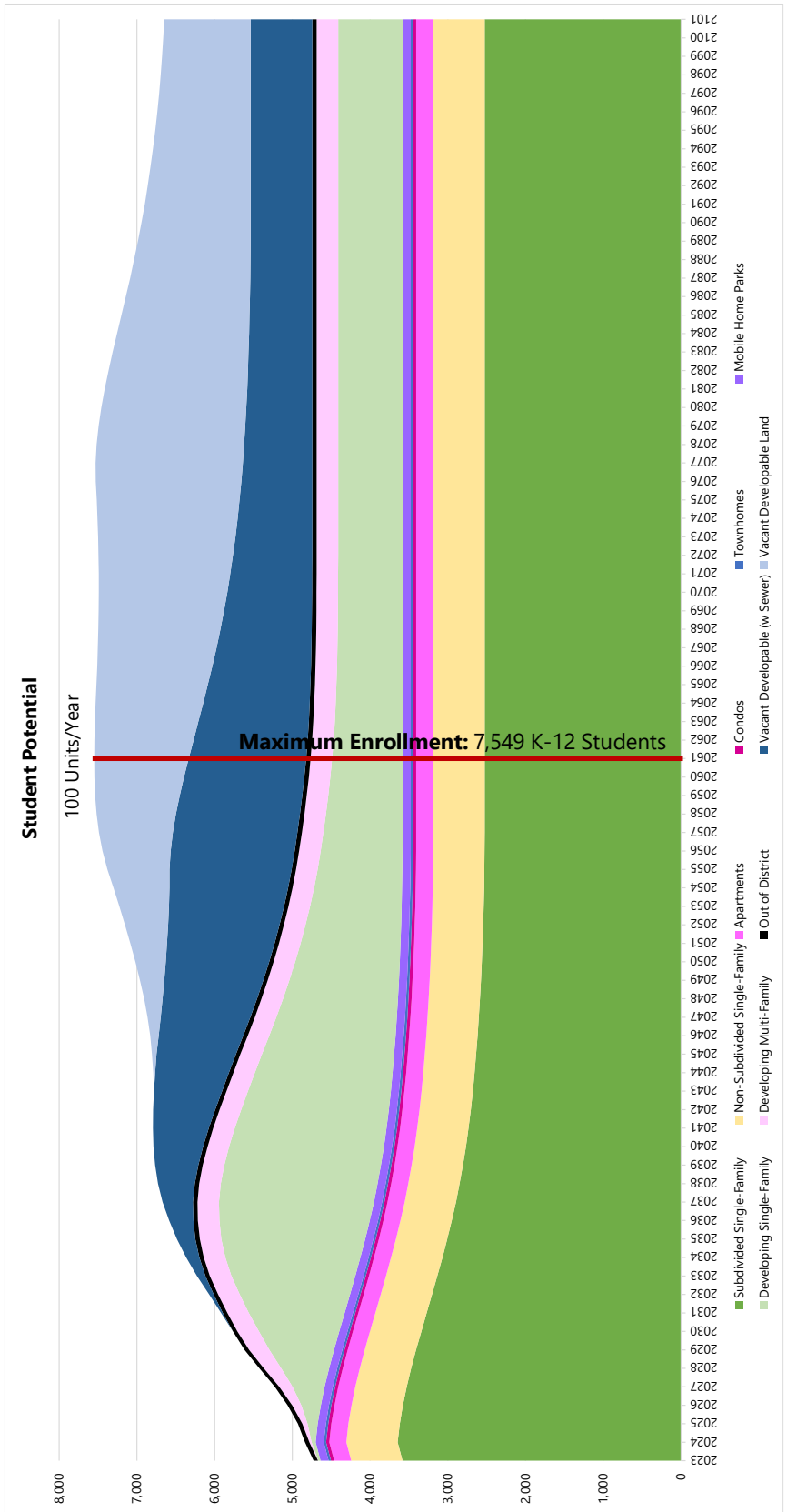
The table below and on the following page illustrates the complete student potential for the **100 units / year** building pace based on the yield model. The maximum enrollment year is 2061 with an enrollment of 7,549; this occurs when the majority of homes are in the higher yield stages of the life cycle. In this model, the mature enrollment does not occur until beyond 2100. The enrollments assume that 100 single-family homes will be built each year from the currently vacant land until the District is completely built-out. In this model, District build-out would occur in the year 2058. The graph on page 24 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2023	3,583	660	220	40	30	105	30	3	57	-	-	4,728
2024	3,646	660	220	40	30	105	51	28	57	-	-	4,837
2025	3,619	660	220	40	30	105	131	67	57	-	-	4,929
2026	3,579	660	220	40	30	105	251	118	57	-	-	5,061
2027	3,530	660	220	40	30	105	413	171	57	-	-	5,227
2028	3,473	660	220	40	30	105	617	223	57	-	-	5,424
2029	3,409	660	220	40	30	105	831	262	57	-	-	5,614
2030	3,341	660	220	40	30	105	1,035	277	57	-	-	5,765
2031	3,272	660	220	40	30	105	1,233	277	57	22	-	5,916
2032	3,203	660	220	40	30	105	1,420	277	57	59	-	6,071
2033	3,135	660	220	40	30	105	1,593	277	57	109	-	6,227
2034	3,070	660	220	40	30	105	1,737	277	57	169	-	6,365
2035	3,008	660	220	40	30	105	1,851	277	57	237	-	6,485
2036	2,949	660	220	40	30	105	1,935	277	57	312	-	6,585
2037	2,896	660	220	40	30	105	1,993	277	57	391	-	6,669
2038	2,850	660	220	40	30	105	2,017	277	57	473	-	6,728
2039	2,806	660	220	40	30	105	2,014	277	57	556	-	6,765
2040	2,768	660	220	40	30	105	1,991	277	57	639	-	6,786
2041	2,734	660	220	40	30	105	1,952	277	57	720	-	6,794
2042	2,705	660	220	40	30	105	1,899	277	57	799	-	6,791
2043	2,679	660	220	40	30	105	1,836	277	57	876	-	6,780
2044	2,656	660	220	40	30	105	1,770	277	57	951	22	6,788
2045	2,637	660	220	40	30	105	1,699	277	57	1,022	59	6,806
2046	2,618	660	220	40	30	105	1,624	277	57	1,089	109	6,829
2047	2,601	660	220	40	30	105	1,550	277	57	1,154	169	6,863
2048	2,587	660	220	40	30	105	1,478	277	57	1,216	237	6,907
2049	2,575	660	220	40	30	105	1,410	277	57	1,275	312	6,961
2050	2,564	660	220	40	30	105	1,345	277	57	1,331	391	7,020
2051	2,554	660	220	40	30	105	1,285	277	57	1,384	473	7,085
2052	2,546	660	220	40	30	105	1,230	277	57	1,434	556	7,154
2053	2,539	660	220	40	30	105	1,178	277	57	1,481	639	7,226
2054	2,534	660	220	40	30	105	1,132	277	57	1,527	720	7,301
2055	2,530	660	220	40	30	105	1,090	277	57	1,571	799	7,379
2056	2,528	660	220	40	30	105	1,053	277	57	1,596	876	7,442
2057	2,527	660	220	40	30	105	1,018	277	57	1,603	951	7,488
2058	2,527	660	220	40	30	105	986	277	57	1,596	1,022	7,519
2059	2,527	660	220	40	30	105	956	277	57	1,576	1,089	7,537
2060	2,527	660	220	40	30	105	930	277	57	1,548	1,154	7,547
2061	2,527	660	220	40	30	105	907	277	57	1,510	1,216	7,549
2062	2,527	660	220	40	30	105	887	277	57	1,467	1,275	7,546
2063	2,527	660	220	40	30	105	872	277	57	1,421	1,331	7,539
2064	2,527	660	220	40	30	105	860	277	57	1,371	1,384	7,531
2065	2,527	660	220	40	30	105	851	277	57	1,320	1,434	7,521



Maximum Enrollment  
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2066	2,527	660	220	40	30	105	844	277	57	1,270	1,481	7,510
2067	2,527	660	220	40	30	105	838	277	57	1,222	1,527	7,502
2068	2,527	660	220	40	30	105	834	277	57	1,175	1,571	7,496
2069	2,527	660	220	40	30	105	832	277	57	1,131	1,613	7,492
2070	2,527	660	220	40	30	105	830	277	57	1,090	1,653	7,489
2071	2,527	660	220	40	30	105	829	277	57	1,054	1,692	7,491
2072	2,527	660	220	40	30	105	829	277	57	1,019	1,730	7,494
2073	2,527	660	220	40	30	105	829	277	57	988	1,767	7,500
2074	2,527	660	220	40	30	105	829	277	57	959	1,803	7,507
2075	2,527	660	220	40	30	105	829	277	57	934	1,838	7,517
2076	2,527	660	220	40	30	105	829	277	57	911	1,872	7,528
2077	2,527	660	220	40	30	105	829	277	57	892	1,895	7,532
2078	2,527	660	220	40	30	105	829	277	57	875	1,899	7,519
2079	2,527	660	220	40	30	105	829	277	57	860	1,887	7,493
2080	2,527	660	220	40	30	105	829	277	57	847	1,864	7,457
2081	2,527	660	220	40	30	105	829	277	57	836	1,832	7,414
2082	2,527	660	220	40	30	105	829	277	57	827	1,793	7,365
2083	2,527	660	220	40	30	105	829	277	57	819	1,747	7,311
2084	2,527	660	220	40	30	105	829	277	57	812	1,699	7,256
2085	2,527	660	220	40	30	105	829	277	57	806	1,648	7,199
2086	2,527	660	220	40	30	105	829	277	57	801	1,596	7,142
2087	2,527	660	220	40	30	105	829	277	57	797	1,545	7,087
2088	2,527	660	220	40	30	105	829	277	57	794	1,496	7,035
2089	2,527	660	220	40	30	105	829	277	57	792	1,449	6,987
2090	2,527	660	220	40	30	105	829	277	57	791	1,405	6,941
2091	2,527	660	220	40	30	105	829	277	57	791	1,363	6,899
2092	2,527	660	220	40	30	105	829	277	57	791	1,325	6,861
2093	2,527	660	220	40	30	105	829	277	57	791	1,290	6,826
2094	2,527	660	220	40	30	105	829	277	57	791	1,257	6,793
2095	2,527	660	220	40	30	105	829	277	57	791	1,228	6,764
2096	2,527	660	220	40	30	105	829	277	57	791	1,201	6,738
2097	2,527	660	220	40	30	105	829	277	57	791	1,178	6,714
2098	2,527	660	220	40	30	105	829	277	57	791	1,158	6,694
2099	2,527	660	220	40	30	105	829	277	57	791	1,140	6,676
2100	2,527	660	220	40	30	105	829	277	57	791	1,125	6,661



Maximum Enrollment  
 Mature Enrollment

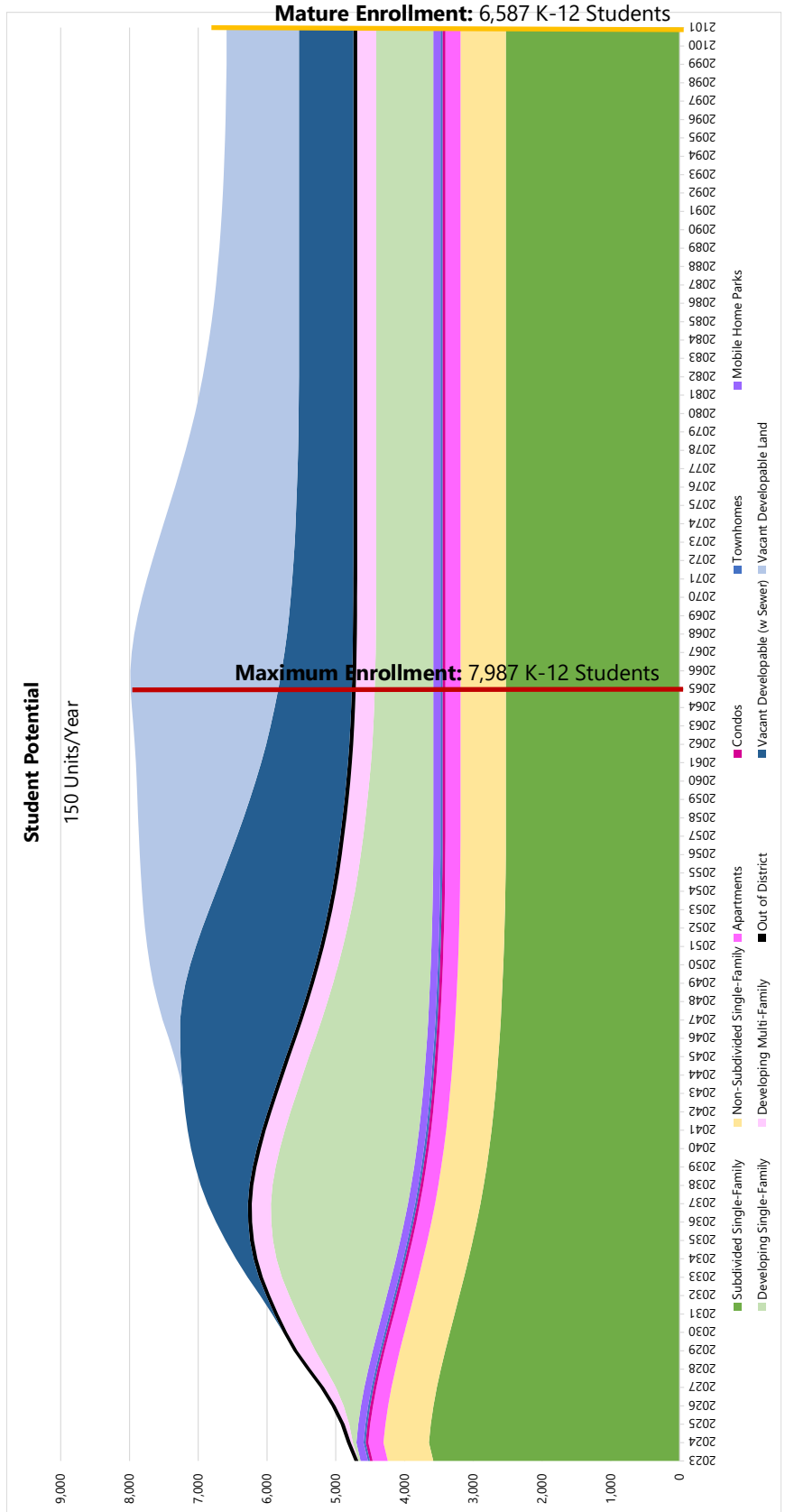
### 150 Units per Year

The table below and on the following page illustrates the complete student potential for the **150 units / year** building pace based on the yield model. The maximum enrollment year is 2066 with an enrollment of 7,987; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in the year 2100 with an enrollment of 6,587. The enrollments assume that 150 single-family homes will be built each year from the currently vacant land until the District is completely built-out. In this model, District build-out would occur in the year 2047. The graph on page 27 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2023	3,583	660	220	40	30	105	30	3	57	-	-	4,728
2024	3,646	660	220	40	30	105	51	28	57	-	-	4,837
2025	3,619	660	220	40	30	105	131	67	57	-	-	4,929
2026	3,579	660	220	40	30	105	251	118	57	-	-	5,061
2027	3,530	660	220	40	30	105	413	171	57	-	-	5,227
2028	3,473	660	220	40	30	105	617	223	57	-	-	5,424
2029	3,409	660	220	40	30	105	831	262	57	-	-	5,614
2030	3,341	660	220	40	30	105	1,035	277	57	-	-	5,765
2031	3,272	660	220	40	30	105	1,233	277	57	33	-	5,927
2032	3,203	660	220	40	30	105	1,420	277	57	89	-	6,100
2033	3,135	660	220	40	30	105	1,593	277	57	164	-	6,281
2034	3,070	660	220	40	30	105	1,737	277	57	254	-	6,450
2035	3,008	660	220	40	30	105	1,851	277	57	356	-	6,603
2036	2,949	660	220	40	30	105	1,935	277	57	468	-	6,741
2037	2,896	660	220	40	30	105	1,993	277	57	587	-	6,864
2038	2,850	660	220	40	30	105	2,017	277	57	709	-	6,964
2039	2,806	660	220	40	30	105	2,014	277	57	833	-	7,042
2040	2,768	660	220	40	30	105	1,991	277	57	958	-	7,106
2041	2,734	660	220	40	30	105	1,952	277	57	1,079	-	7,154
2042	2,705	660	220	40	30	105	1,899	277	57	1,198	-	7,191
2043	2,679	660	220	40	30	105	1,836	277	57	1,313	-	7,218
2044	2,656	660	220	40	30	105	1,770	277	57	1,426	33	7,274
2045	2,637	660	220	40	30	105	1,699	277	57	1,532	89	7,346
2046	2,618	660	220	40	30	105	1,624	277	57	1,633	164	7,427
2047	2,601	660	220	40	30	105	1,550	277	57	1,725	254	7,519
2048	2,587	660	220	40	30	105	1,478	277	57	1,782	356	7,591
2049	2,575	660	220	40	30	105	1,410	277	57	1,811	468	7,654
2050	2,564	660	220	40	30	105	1,345	277	57	1,818	587	7,703
2051	2,554	660	220	40	30	105	1,285	277	57	1,806	709	7,743
2052	2,546	660	220	40	30	105	1,230	277	57	1,777	833	7,776
2053	2,539	660	220	40	30	105	1,178	277	57	1,734	958	7,799
2054	2,534	660	220	40	30	105	1,132	277	57	1,684	1,079	7,818
2055	2,530	660	220	40	30	105	1,090	277	57	1,627	1,198	7,835
2056	2,528	660	220	40	30	105	1,053	277	57	1,566	1,313	7,849
2057	2,527	660	220	40	30	105	1,018	277	57	1,502	1,426	7,862
2058	2,527	660	220	40	30	105	986	277	57	1,439	1,532	7,874
2059	2,527	660	220	40	30	105	956	277	57	1,378	1,633	7,883
2060	2,527	660	220	40	30	105	930	277	57	1,319	1,730	7,895
2061	2,527	660	220	40	30	105	907	277	57	1,261	1,823	7,907
2062	2,527	660	220	40	30	105	887	277	57	1,208	1,912	7,924
2063	2,527	660	220	40	30	105	872	277	57	1,159	1,996	7,943
2064	2,527	660	220	40	30	105	860	277	57	1,112	2,075	7,964
2065	2,527	660	220	40	30	105	851	277	57	1,068	2,150	7,985

Maximum Enrollment  
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2066	2,527	660	220	40	30	105	844	277	57	1,027	2,200	7,987
2067	2,527	660	220	40	30	105	838	277	57	990	2,222	7,967
2068	2,527	660	220	40	30	105	834	277	57	959	2,221	7,930
2069	2,527	660	220	40	30	105	832	277	57	931	2,200	7,879
2070	2,527	660	220	40	30	105	830	277	57	908	2,162	7,817
2071	2,527	660	220	40	30	105	829	277	57	886	2,112	7,744
2072	2,527	660	220	40	30	105	829	277	57	868	2,053	7,666
2073	2,527	660	220	40	30	105	829	277	57	852	1,988	7,585
2074	2,527	660	220	40	30	105	829	277	57	839	1,918	7,503
2075	2,527	660	220	40	30	105	829	277	57	828	1,846	7,419
2076	2,527	660	220	40	30	105	829	277	57	818	1,774	7,338
2077	2,527	660	220	40	30	105	829	277	57	810	1,704	7,259
2078	2,527	660	220	40	30	105	829	277	57	803	1,636	7,184
2079	2,527	660	220	40	30	105	829	277	57	798	1,569	7,112
2080	2,527	660	220	40	30	105	829	277	57	794	1,507	7,046
2081	2,527	660	220	40	30	105	829	277	57	792	1,451	6,988
2082	2,527	660	220	40	30	105	829	277	57	791	1,400	6,936
2083	2,527	660	220	40	30	105	829	277	57	791	1,352	6,888
2084	2,527	660	220	40	30	105	829	277	57	791	1,309	6,845
2085	2,527	660	220	40	30	105	829	277	57	791	1,270	6,806
2086	2,527	660	220	40	30	105	829	277	57	791	1,235	6,772
2087	2,527	660	220	40	30	105	829	277	57	791	1,206	6,742
2088	2,527	660	220	40	30	105	829	277	57	791	1,180	6,716
2089	2,527	660	220	40	30	105	829	277	57	791	1,158	6,694
2090	2,527	660	220	40	30	105	829	277	57	791	1,138	6,674
2091	2,527	660	220	40	30	105	829	277	57	791	1,120	6,656
2092	2,527	660	220	40	30	105	829	277	57	791	1,106	6,642
2093	2,527	660	220	40	30	105	829	277	57	791	1,094	6,630
2094	2,527	660	220	40	30	105	829	277	57	791	1,083	6,619
2095	2,527	660	220	40	30	105	829	277	57	791	1,074	6,610
2096	2,527	660	220	40	30	105	829	277	57	791	1,067	6,603
2097	2,527	660	220	40	30	105	829	277	57	791	1,061	6,597
2098	2,527	660	220	40	30	105	829	277	57	791	1,056	6,592
2099	2,527	660	220	40	30	105	829	277	57	791	1,053	6,589
2100	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587



Maximum Enrollment  
 Mature Enrollment

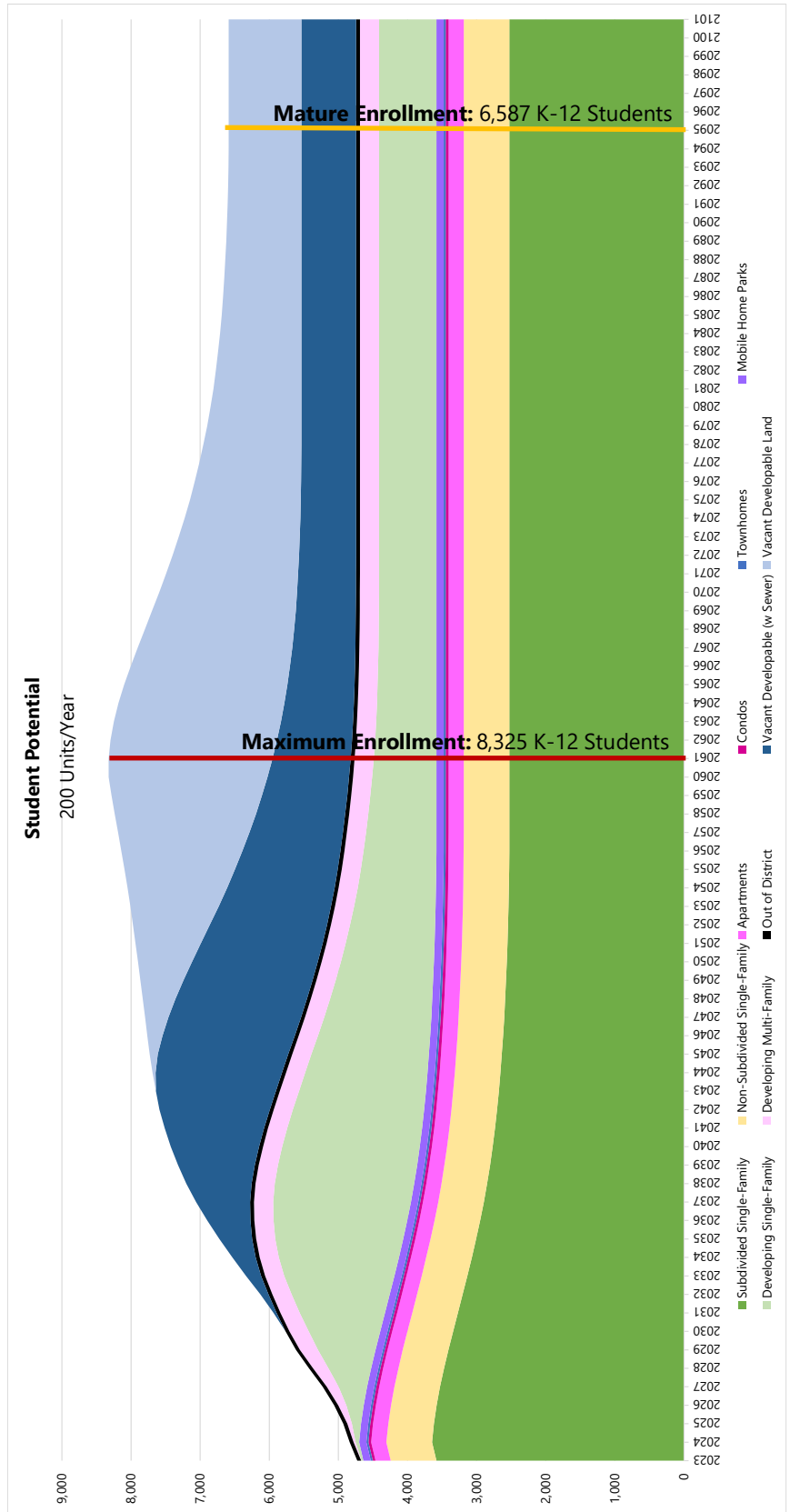
## 200 Units per Year

The table below and on the following page illustrates the complete student potential for the **200 units / year** building pace based on the yield model. The maximum enrollment year is 2061 with an enrollment of 8,325; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in the year 2095 with an enrollment of 6,587. The enrollments assume that 200 single-family homes will be built each year from the currently vacant land until the District is completely built-out. In this model, District build-out would occur in the year 2041. The graph on page 30 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2023	3,583	660	220	40	30	105	30	3	57	-	-	4,728
2024	3,646	660	220	40	30	105	51	28	57	-	-	4,837
2025	3,619	660	220	40	30	105	131	67	57	-	-	4,929
2026	3,579	660	220	40	30	105	251	118	57	-	-	5,061
2027	3,530	660	220	40	30	105	413	171	57	-	-	5,227
2028	3,473	660	220	40	30	105	617	223	57	-	-	5,424
2029	3,409	660	220	40	30	105	831	262	57	-	-	5,614
2030	3,341	660	220	40	30	105	1,035	277	57	-	-	5,765
2031	3,272	660	220	40	30	105	1,233	277	57	44	-	5,938
2032	3,203	660	220	40	30	105	1,420	277	57	118	-	6,130
2033	3,135	660	220	40	30	105	1,593	277	57	218	-	6,336
2034	3,070	660	220	40	30	105	1,737	277	57	338	-	6,534
2035	3,008	660	220	40	30	105	1,851	277	57	474	-	6,722
2036	2,949	660	220	40	30	105	1,935	277	57	624	-	6,897
2037	2,896	660	220	40	30	105	1,993	277	57	782	-	7,060
2038	2,850	660	220	40	30	105	2,017	277	57	945	-	7,201
2039	2,806	660	220	40	30	105	2,014	277	57	1,111	-	7,320
2040	2,768	660	220	40	30	105	1,991	277	57	1,277	-	7,425
2041	2,734	660	220	40	30	105	1,952	277	57	1,439	-	7,514
2042	2,705	660	220	40	30	105	1,899	277	57	1,597	-	7,590
2043	2,679	660	220	40	30	105	1,836	277	57	1,735	-	7,639
2044	2,656	660	220	40	30	105	1,770	277	57	1,830	44	7,690
2045	2,637	660	220	40	30	105	1,699	277	57	1,888	118	7,731
2046	2,618	660	220	40	30	105	1,624	277	57	1,915	218	7,764
2047	2,601	660	220	40	30	105	1,550	277	57	1,919	338	7,797
2048	2,587	660	220	40	30	105	1,478	277	57	1,902	474	7,830
2049	2,575	660	220	40	30	105	1,410	277	57	1,867	624	7,865
2050	2,564	660	220	40	30	105	1,345	277	57	1,819	782	7,899
2051	2,554	660	220	40	30	105	1,285	277	57	1,761	945	7,935
2052	2,546	660	220	40	30	105	1,230	277	57	1,695	1,111	7,971
2053	2,539	660	220	40	30	105	1,178	277	57	1,624	1,277	8,008
2054	2,534	660	220	40	30	105	1,132	277	57	1,556	1,439	8,050
2055	2,530	660	220	40	30	105	1,090	277	57	1,487	1,597	8,094
2056	2,528	660	220	40	30	105	1,053	277	57	1,419	1,751	8,140
2057	2,527	660	220	40	30	105	1,018	277	57	1,352	1,901	8,187
2058	2,527	660	220	40	30	105	986	277	57	1,291	2,043	8,236
2059	2,527	660	220	40	30	105	956	277	57	1,234	2,177	8,283
2060	2,527	660	220	40	30	105	930	277	57	1,180	2,298	8,324
2061	2,527	660	220	40	30	105	907	277	57	1,131	2,371	8,325
2062	2,527	660	220	40	30	105	887	277	57	1,085	2,410	8,298
2063	2,527	660	220	40	30	105	872	277	57	1,043	2,417	8,249
2064	2,527	660	220	40	30	105	860	277	57	1,005	2,400	8,182
2065	2,527	660	220	40	30	105	851	277	57	971	2,361	8,100

Maximum Enrollment  
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2066	2,527	660	220	40	30	105	844	277	57	941	2,303	8,004
2067	2,527	660	220	40	30	105	838	277	57	913	2,236	7,903
2068	2,527	660	220	40	30	105	834	277	57	889	2,161	7,800
2069	2,527	660	220	40	30	105	832	277	57	869	2,079	7,696
2070	2,527	660	220	40	30	105	830	277	57	852	1,993	7,592
2071	2,527	660	220	40	30	105	829	277	57	838	1,910	7,494
2072	2,527	660	220	40	30	105	829	277	57	825	1,829	7,399
2073	2,527	660	220	40	30	105	829	277	57	814	1,750	7,310
2074	2,527	660	220	40	30	105	829	277	57	806	1,674	7,225
2075	2,527	660	220	40	30	105	829	277	57	799	1,603	7,148
2076	2,527	660	220	40	30	105	829	277	57	794	1,538	7,078
2077	2,527	660	220	40	30	105	829	277	57	792	1,476	7,012
2078	2,527	660	220	40	30	105	829	277	57	791	1,417	6,953
2079	2,527	660	220	40	30	105	829	277	57	791	1,363	6,899
2080	2,527	660	220	40	30	105	829	277	57	791	1,315	6,851
2081	2,527	660	220	40	30	105	829	277	57	791	1,272	6,808
2082	2,527	660	220	40	30	105	829	277	57	791	1,236	6,772
2083	2,527	660	220	40	30	105	829	277	57	791	1,205	6,741
2084	2,527	660	220	40	30	105	829	277	57	791	1,177	6,713
2085	2,527	660	220	40	30	105	829	277	57	791	1,152	6,688
2086	2,527	660	220	40	30	105	829	277	57	791	1,132	6,668
2087	2,527	660	220	40	30	105	829	277	57	791	1,115	6,651
2088	2,527	660	220	40	30	105	829	277	57	791	1,100	6,636
2089	2,527	660	220	40	30	105	829	277	57	791	1,087	6,623
2090	2,527	660	220	40	30	105	829	277	57	791	1,076	6,612
2091	2,527	660	220	40	30	105	829	277	57	791	1,067	6,603
2092	2,527	660	220	40	30	105	829	277	57	791	1,060	6,596
2093	2,527	660	220	40	30	105	829	277	57	791	1,055	6,591
2094	2,527	660	220	40	30	105	829	277	57	791	1,052	6,588
2095	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2096	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2097	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2098	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2099	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2100	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587





Maximum Enrollment  
 Mature Enrollment

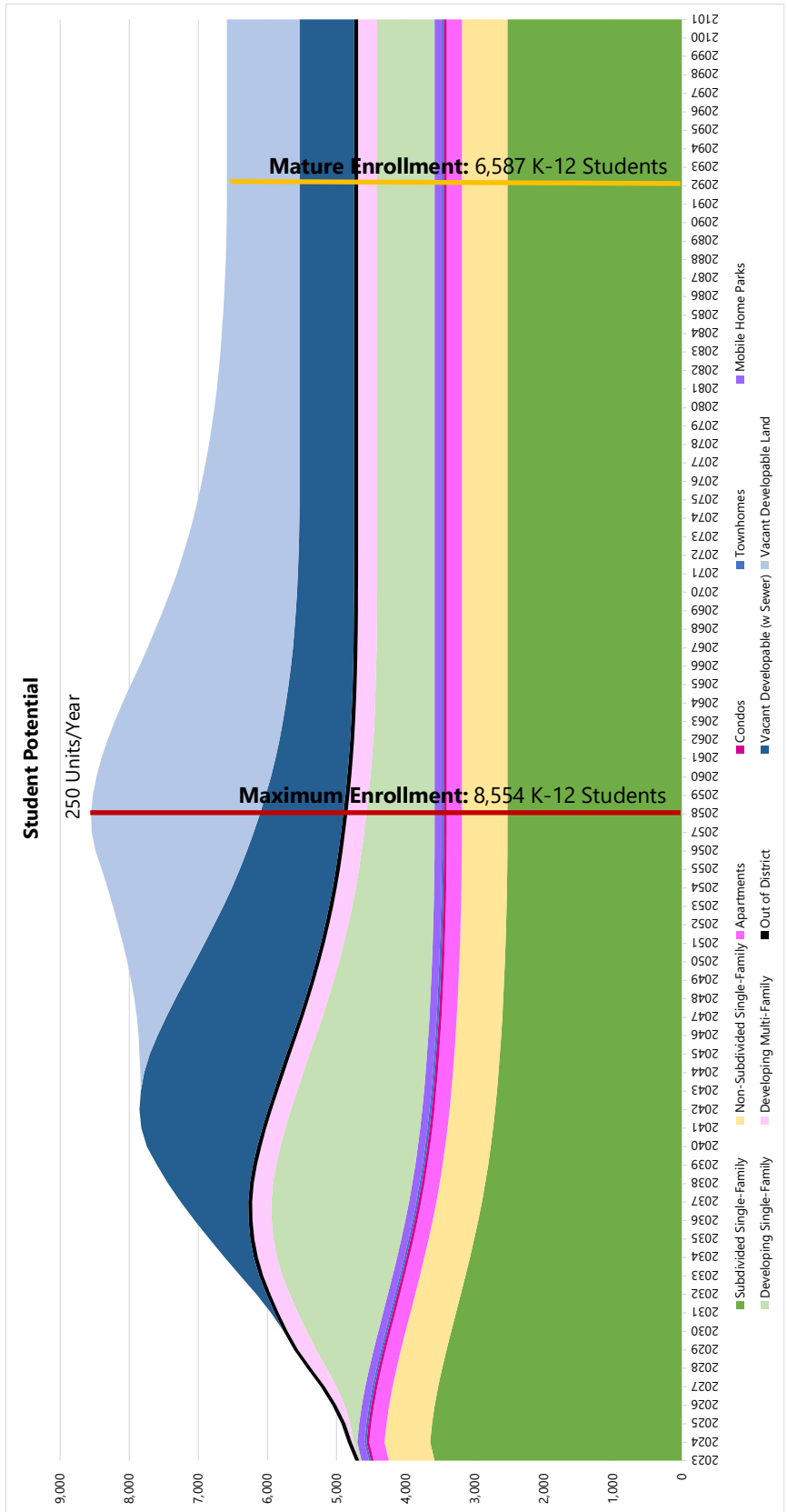
**250 Units per Year**

The table below and on the following page illustrates the complete student potential for the **250 units / year** building pace based on the yield model. The maximum enrollment year is 2058 with an enrollment of 8,554; this occurs when the majority of homes are in the higher yield stages of the life cycle. The mature enrollment is in the year 2092 with an enrollment of 6,587. The enrollments assume that 250 single-family homes will be built each year from the currently vacant land until the District is completely built-out. In this model, District build-out would occur in the year 2038. The graph on page 33 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2023	3,583	660	220	40	30	105	30	3	57	-	-	4,728
2024	3,646	660	220	40	30	105	51	28	57	-	-	4,837
2025	3,619	660	220	40	30	105	131	67	57	-	-	4,929
2026	3,579	660	220	40	30	105	251	118	57	-	-	5,061
2027	3,530	660	220	40	30	105	413	171	57	-	-	5,227
2028	3,473	660	220	40	30	105	617	223	57	-	-	5,424
2029	3,409	660	220	40	30	105	831	262	57	-	-	5,614
2030	3,341	660	220	40	30	105	1,035	277	57	-	-	5,765
2031	3,272	660	220	40	30	105	1,233	277	57	55	-	5,949
2032	3,203	660	220	40	30	105	1,420	277	57	148	-	6,159
2033	3,135	660	220	40	30	105	1,593	277	57	273	-	6,390
2034	3,070	660	220	40	30	105	1,737	277	57	423	-	6,619
2035	3,008	660	220	40	30	105	1,851	277	57	593	-	6,840
2036	2,949	660	220	40	30	105	1,935	277	57	780	-	7,053
2037	2,896	660	220	40	30	105	1,993	277	57	978	-	7,255
2038	2,850	660	220	40	30	105	2,017	277	57	1,181	-	7,437
2039	2,806	660	220	40	30	105	2,014	277	57	1,389	-	7,598
2040	2,768	660	220	40	30	105	1,991	277	57	1,596	-	7,744
2041	2,734	660	220	40	30	105	1,952	277	57	1,750	-	7,825
2042	2,705	660	220	40	30	105	1,899	277	57	1,859	-	7,851
2043	2,679	660	220	40	30	105	1,836	277	57	1,929	-	7,834
2044	2,656	660	220	40	30	105	1,770	277	57	1,970	55	7,840
2045	2,637	660	220	40	30	105	1,699	277	57	1,979	148	7,852
2046	2,618	660	220	40	30	105	1,624	277	57	1,961	273	7,865
2047	2,601	660	220	40	30	105	1,550	277	57	1,927	423	7,890
2048	2,587	660	220	40	30	105	1,478	277	57	1,879	593	7,926
2049	2,575	660	220	40	30	105	1,410	277	57	1,819	780	7,974
2050	2,564	660	220	40	30	105	1,345	277	57	1,752	978	8,028
2051	2,554	660	220	40	30	105	1,285	277	57	1,681	1,181	8,092
2052	2,546	660	220	40	30	105	1,230	277	57	1,608	1,389	8,162
2053	2,539	660	220	40	30	105	1,178	277	57	1,533	1,596	8,236
2054	2,534	660	220	40	30	105	1,132	277	57	1,460	1,799	8,313
2055	2,530	660	220	40	30	105	1,090	277	57	1,391	1,996	8,397
2056	2,528	660	220	40	30	105	1,053	277	57	1,328	2,189	8,487
2057	2,527	660	220	40	30	105	1,018	277	57	1,265	2,345	8,544
2058	2,527	660	220	40	30	105	986	277	57	1,206	2,446	8,554
2059	2,527	660	220	40	30	105	956	277	57	1,153	2,502	8,528
2060	2,527	660	220	40	30	105	930	277	57	1,105	2,526	8,476
2061	2,527	660	220	40	30	105	907	277	57	1,062	2,519	8,404
2062	2,527	660	220	40	30	105	887	277	57	1,023	2,487	8,314
2063	2,527	660	220	40	30	105	872	277	57	990	2,434	8,212
2064	2,527	660	220	40	30	105	860	277	57	957	2,365	8,099
2065	2,527	660	220	40	30	105	851	277	57	927	2,284	7,978

Maximum Enrollment  
 Mature Enrollment

Year	Subdivided Single-Family	Non-Subdivided Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	Vacant Developable Land (with Sewer)	Vacant Developable Land (no Sewer)	Total
2066	2,527	660	220	40	30	105	844	277	57	899	2,194	7,853
2067	2,527	660	220	40	30	105	838	277	57	877	2,104	7,736
2068	2,527	660	220	40	30	105	834	277	57	858	2,015	7,623
2069	2,527	660	220	40	30	105	832	277	57	841	1,925	7,514
2070	2,527	660	220	40	30	105	830	277	57	826	1,836	7,408
2071	2,527	660	220	40	30	105	829	277	57	814	1,751	7,311
2072	2,527	660	220	40	30	105	829	277	57	804	1,674	7,224
2073	2,527	660	220	40	30	105	829	277	57	797	1,602	7,145
2074	2,527	660	220	40	30	105	829	277	57	793	1,534	7,072
2075	2,527	660	220	40	30	105	829	277	57	791	1,471	7,007
2076	2,527	660	220	40	30	105	829	277	57	791	1,413	6,949
2077	2,527	660	220	40	30	105	829	277	57	791	1,359	6,895
2078	2,527	660	220	40	30	105	829	277	57	791	1,311	6,847
2079	2,527	660	220	40	30	105	829	277	57	791	1,269	6,805
2080	2,527	660	220	40	30	105	829	277	57	791	1,231	6,767
2081	2,527	660	220	40	30	105	829	277	57	791	1,197	6,733
2082	2,527	660	220	40	30	105	829	277	57	791	1,168	6,704
2083	2,527	660	220	40	30	105	829	277	57	791	1,144	6,680
2084	2,527	660	220	40	30	105	829	277	57	791	1,124	6,660
2085	2,527	660	220	40	30	105	829	277	57	791	1,106	6,642
2086	2,527	660	220	40	30	105	829	277	57	791	1,091	6,627
2087	2,527	660	220	40	30	105	829	277	57	791	1,078	6,614
2088	2,527	660	220	40	30	105	829	277	57	791	1,068	6,604
2089	2,527	660	220	40	30	105	829	277	57	791	1,060	6,596
2090	2,527	660	220	40	30	105	829	277	57	791	1,054	6,590
2091	2,527	660	220	40	30	105	829	277	57	791	1,052	6,588
2092	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2093	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2094	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2095	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2096	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2097	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2098	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2099	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587
2100	2,527	660	220	40	30	105	829	277	57	791	1,051	6,587



## **POTENTIAL ENROLLMENT BY BOUNDARY**

The tables on the following pages illustrate the current and potential number of students, broken down into the maximum number of students and the mature number of students by school by scenario (100, 150, 200, and 250 units/year). These totals do not include the 57 students that attend the District from outside of the boundaries. Please note that unlike the models shown on the previous pages, the maximum enrollment assumes that all housing units would be at their maximum yield at the same time, which is highly unlikely.

100 Units per Year

School Boundary	Existing Housing Stock   Students from:						Maximum Housing Stock   Students from:						Mature Housing Stock   Students from:											
	Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Eina Elementary	314	18	4	0	0	54	552	18	4	0	0	54	232	53	282	211	18	4	0	0	54	87	53	144
Kirkersville Elementary	348	3	1	0	0	106	706	3	1	0	0	106	243	4	453	269	3	1	0	0	106	95	4	239
Pataskala-South Fork Elementary	427	57	9	9	29	45	776	57	9	9	29	45	191	29	343	297	57	9	29	45	73	29	184	
<b>ELEMENTARY SUBTOTAL</b>	<b>1,089</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>				<b>Not Applicable</b>						<b>777</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>	<b>254</b>	<b>85</b>	<b>567</b>
Watkins Intermediate	597	38	10	5	11	95	1,031	38	10	5	11	95	333	43	539	389	38	10	5	11	95	128	43	283
<b>INTERMEDIATE SUBTOTAL</b>	<b>597</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>				<b>Not Applicable</b>						<b>389</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>	<b>128</b>	<b>43</b>	<b>283</b>
Watkins Middle School	835	43	8	6	32	143	1,546	43	8	6	32	143	499	64	808	583	43	8	6	32	143	192	64	425
<b>HIGH SUBTOTAL</b>	<b>835</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>				<b>Not Applicable</b>						<b>583</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>	<b>192</b>	<b>64</b>	<b>425</b>
Watkins Memorial High School	1,062	61	8	10	33	217	2,062	61	8	10	33	217	666	85	1,078	778	61	8	10	33	217	255	85	567
<b>HIGH SUBTOTAL</b>	<b>1,062</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>				<b>Not Applicable</b>						<b>778</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>	<b>255</b>	<b>85</b>	<b>567</b>
<b>TOTAL</b>	<b>3,583</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>				<b>Not Applicable</b>						<b>2,527</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>	<b>829</b>	<b>277</b>	<b>1,842</b>

150 Units per Year

School Boundary	Existing Housing Stock   Students from:						Maximum Housing Stock   Students from:						Mature Housing Stock   Students from:											
	Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Eina Elementary	314	18	4	0	0	54	552	18	4	0	0	54	232	53	323	211	18	4	0	0	54	87	53	144
Kirkersville Elementary	348	3	1	0	0	106	706	3	1	0	0	106	243	4	523	269	3	1	0	0	106	95	4	239
Pataskala-South Fork Elementary	427	57	9	9	29	45	776	57	9	9	29	45	191	29	398	297	57	9	29	45	73	29	184	
<b>ELEMENTARY SUBTOTAL</b>	<b>1,089</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>				<b>Not Applicable</b>						<b>777</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>	<b>254</b>	<b>85</b>	<b>567</b>
Watkins Intermediate	597	38	10	5	11	95	1,031	38	10	5	11	95	333	43	622	389	38	10	5	11	95	128	43	283
<b>INTERMEDIATE SUBTOTAL</b>	<b>597</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>				<b>Not Applicable</b>						<b>389</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>	<b>128</b>	<b>43</b>	<b>283</b>
Watkins Middle School	835	43	8	6	32	143	1,546	43	8	6	32	143	499	64	932	583	43	8	6	32	143	192	64	425
<b>HIGH SUBTOTAL</b>	<b>835</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>				<b>Not Applicable</b>						<b>583</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>	<b>192</b>	<b>64</b>	<b>425</b>
Watkins Memorial High School	1,062	61	8	10	33	217	2,062	61	8	10	33	217	666	85	1,243	778	61	8	10	33	217	255	85	567
<b>HIGH SUBTOTAL</b>	<b>1,062</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>				<b>Not Applicable</b>						<b>778</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>	<b>255</b>	<b>85</b>	<b>567</b>
<b>TOTAL</b>	<b>3,583</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>				<b>Not Applicable</b>						<b>2,527</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>	<b>829</b>	<b>277</b>	<b>1,842</b>

200 Units per Year

School Boundary	Existing Housing Stock   Students from:						Maximum Housing Stock   Students from:						Mature Housing Stock   Students from:											
	Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Eina Elementary	314	18	4	0	0	54	552	18	4	0	0	54	232	53	344	211	18	4	0	0	54	87	53	144
Kirkersville Elementary	348	3	1	0	0	106	706	3	1	0	0	106	243	4	562	269	3	1	0	0	106	95	4	239
Pataskala-South Fork Elementary	427	57	9	9	29	45	776	57	9	9	29	45	191	29	429	297	57	9	29	45	73	29	184	
<b>ELEMENTARY SUBTOTAL</b>	<b>1,089</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>				<b>Not Applicable</b>						<b>777</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>	<b>254</b>	<b>85</b>	<b>567</b>
Watkins Intermediate	597	38	10	5	11	95	1,031	38	10	5	11	95	333	43	667	389	38	10	5	11	95	128	43	283
<b>INTERMEDIATE SUBTOTAL</b>	<b>597</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>				<b>Not Applicable</b>						<b>389</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>	<b>128</b>	<b>43</b>	<b>283</b>
Watkins Middle School	835	43	8	6	32	143	1,546	43	8	6	32	143	499	64	1,001	583	43	8	6	32	143	192	64	425
<b>HIGH SUBTOTAL</b>	<b>835</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>				<b>Not Applicable</b>						<b>583</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>	<b>192</b>	<b>64</b>	<b>425</b>
Watkins Memorial High School	1,062	61	8	10	33	217	2,062	61	8	10	33	217	666	85	1,334	778	61	8	10	33	217	255	85	567
<b>HIGH SUBTOTAL</b>	<b>1,062</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>				<b>Not Applicable</b>						<b>778</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>	<b>255</b>	<b>85</b>	<b>567</b>
<b>TOTAL</b>	<b>3,583</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>				<b>Not Applicable</b>						<b>2,527</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>	<b>829</b>	<b>277</b>	<b>1,842</b>

250 Units per Year

School Boundary	Existing Housing Stock   Students from:						Maximum Housing Stock   Students from:						Mature Housing Stock   Students from:											
	Single-Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land	Single Family	Apartments	Condominiums	Townhomes	Mobile Home Parks	Non-Subdivided	Developing Single-Family	Developing Multi-Family	Vacant Developable Land
Eina Elementary	314	18	4	0	0	54	552	18	4	0	0	54	232	53	356	211	18	4	0	0	54	87	53	144
Kirkersville Elementary	348	3	1	0	0	106	706	3	1	0	0	106	243	4	584	269	3	1	0	0	106	95	4	239
Pataskala-South Fork Elementary	427	57	9	9	29	45	776	57	9	9	29	45	191	29	446	297	57	9	29	45	73	29	184	
<b>ELEMENTARY SUBTOTAL</b>	<b>1,089</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>				<b>Not Applicable</b>						<b>777</b>	<b>78</b>	<b>14</b>	<b>9</b>	<b>29</b>	<b>205</b>	<b>254</b>	<b>85</b>	<b>567</b>
Watkins Intermediate	597	38	10	5	11	95	1,031	38	10	5	11	95	333	43	693	389	38	10	5	11	95	128	43	283
<b>INTERMEDIATE SUBTOTAL</b>	<b>597</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>				<b>Not Applicable</b>						<b>389</b>	<b>38</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>95</b>	<b>128</b>	<b>43</b>	<b>283</b>
Watkins Middle School	835	43	8	6	32	143	1,546	43	8	6	32	143	499	64	1,040	583	43	8	6	32	143	192	64	425
<b>HIGH SUBTOTAL</b>	<b>835</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>				<b>Not Applicable</b>						<b>583</b>	<b>43</b>	<b>8</b>	<b>6</b>	<b>32</b>	<b>143</b>	<b>192</b>	<b>64</b>	<b>425</b>
Watkins Memorial High School	1,062	61	8	10	33	217	2,062	61	8	10	33	217	666	85	1,386	778	61	8	10	33	217	255	85	567
<b>HIGH SUBTOTAL</b>	<b>1,062</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>				<b>Not Applicable</b>						<b>778</b>	<b>61</b>	<b>8</b>	<b>10</b>	<b>33</b>	<b>217</b>	<b>255</b>	<b>85</b>	<b>567</b>
<b>TOTAL</b>	<b>3,583</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>				<b>Not Applicable</b>						<b>2,527</b>	<b>220</b>	<b>40</b>	<b>30</b>	<b>105</b>	<b>660</b>	<b>829</b>	<b>277</b>	<b>1,842</b>

## **CONCLUSION**

As with any projection, the District should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Cooperative Strategies is pleased to have had the opportunity to provide the District with this student potential analysis. We hope this document will provide the necessary information to make informed decisions about the future of the Southwest Licking Local School District.